



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Congregations for the Homeless Shelter and Center

LOCATION OF PROPOSAL: 13668 SE Eastgate Way

DESCRIPTION OF PROPOSAL: Congregations for the Homeless (CFH) seeks Conditional Use approval to construct a three-story, 100 bed permanent men's shelter along with a 125 person day center and offices for CFH administration on .736 acres. The intent of this shelter and day center is to provide a safe and welcoming environment 24-hours a day for men experiencing homelessness. Landscaping and parking stalls will be provided. CFH's facility will be located on Lot 2 of a three lot Binding Site Plan.

FILE NUMBERS: 21-100169 LB

PLANNER: Antoinette Pratt, Senior Planner

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/4/2021**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Elizabeth Stead
Environmental Coordinator

10/21/2021
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

**CFH Eastside Men's Shelter
(A portion of the "Eastgate Center" project)**

SEPA Checklist

The following SEPA checklist contains some information that was previously submitted by Inland Group for the Master Development Permit for the same site in August 2020. Due to the Master Development Permit process requirements and overlapping site information, the site was assessed holistically for this SEPA checklist.



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

CFH Eastside Men's Shelter

2. Name of applicant: [\[help\]](#)

CFH Alliance, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Linda Hall
515 116th Avenue NE #150th
Bellevue, WA 98004
425-289-4044

4. Date checklist prepared: [\[help\]](#)

August 23, 2021

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Phase II (CFH Eastside Men's Shelter) - Permitting 2020 - 2021, construction to begin late 2021/ early 2022 and end late 2022/ early 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None that are not already discussed in the proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- *Steep Slope Topographic Survey*
- *Critical Areas - Wetland Delineation Report - Polaris at Eastgate/Congregations for the Homeless, dated February 26, 2020*
- *Preliminary Environmental Assessment Lakeside Industries Parcel, prepared by Hart Crowser, dated December 10, 1991*
- *Environmental Site Assessment - Lakeside Industries Parcel, prepared by Hart Crowser, dated January 29, 1992*
- *Environmental Site Investigations, Eastgate Way Property, prepared by SCS Engineers, dated October, 1993*
- *Closure Report - Lakeside Industries, prepared by Hart Crowser, dated November 17, 1993*
- *Environmental Site Investigation - Phase II, Eastgate Way Property, prepared by SCS Engineers, dated February 7, 1995*
- *Independent Remedial Action Report (DRAFT), Phase I Cleanup Activities, Eastgate Way Property, prepared by SCS Engineers,*

dated November 30, 1995

- *Phase I Environmental Site Assessment, 13620 Eastgate Way, prepared by Adapt Engineering, dated March 6, 2019*
- *Draft Phase II Environmental Site Assessment, Eastgate Property, prepared by Zipper Geo, dated December 16, 2019*
- *Geotechnical Investigations/Report*
- *Drainage Report*
- *Stormwater Pollution Prevention Plan*
- *Traffic Impact Analysis*
- *Preliminary/Final On-Site Stormwater TIR*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None that we are aware of.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Master Development Plan

Critical Areas Land Use Permit

Binding Site Plan

SEPA Determination

Land Use, Demolition, Grading, and Building Permits

Construction Stormwater Pollution Prevention Plan (CSWPPP)

Tree Protection Plan

Utility Service Approval

Puget Sound Energy - Power and Gas

City of Bellevue - Water and Sewer

Franchise - Comcast, Centurylink, etc.

Misc - Streetlighting, ROW, KC Metro Review, DOE NPDES

Permit, Republic Services Waste Collection

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The CFH Eastside Men's Shelter project site is approx. 0.736 acres (32,047sf). The entire MDP project site is approx. 9.81 acres. As a part of the proposed MDP project, the existing parking lot will be demolished. The proposed MDP development will be constructed in three Phases:

Phase I, located on the western two-thirds of the site: an approximately 58,000-square-foot multi-family residential building which will include an approximately 10,000-square-foot early learning center, an approximately 8,200-square-foot leasing amenity space and two levels of below-grade parking surrounded by paved drive lanes, above-ground parking, sidewalks, courtyards and landscaping. Phase I will provide 354 units of affordable multi-family housing with studio through three-bedroom units within two mid-rise towers over the proposed parking structure. A combination of surface and sub-surface

parking will meet the minimum criteria as outlined within the recently adopted City of Bellevue Ordinance #6513, providing 269 total parking spaces.

Phase II, located on the northern half of the eastern one-third of the site: an approximately 20,250-square-foot men's shelter. The shelter is proposed to provide 100 beds, as well as a day center, admin, and support services.

Phase III, located on the southern half of the eastern one-third of the site: an approximately 13,460-square-foot footprint, with 53,534 gross square feet multi-family residential building including property management and supportive space. The multi-family residential building will provide 95 apartments designed for and programmed for people exiting homelessness and associated services.

The overall development, all phases included, will provide 449 units and 100 shelter beds in total, and will provide approximately 131 surface parking stalls and 221 sub-surface parking stalls, 352 in total.

The project will also include associated utility infrastructure per the City of Bellevue Municipal Code, including stormwater facilities per the most recent City of Bellevue Surface Water Engineering Standards and the Department of Ecology 2019 Stormwater Management Manual For Western Washington. The project will require frontage improvements on SE Eastgate Way, including sidewalk, bicycle lane, landscaping, curb ramps, street lighting, and retaining walls. Vehicle access to the site is from SE Eastgate Way in two locations.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

13668 SE Eastgate Way
Bellevue, WA 98005

King County Tax Parcel # (Portion of #102405-9101)

Legal Description:

Lot 2, City of Bellevue Binding Site Plan No. 20-119453 LF, according to the Binding Site Plan thereof recorded under recording number 20210803900003, in King County, Washington.

See site plan, vicinity map, and topographic map attached.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☐ rolling, ☐ hilly, ☒ steep slopes, ☐ mountainous, other: *Click here to enter text.*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
Approximately 150-200% located on the eastern and western portions of the site.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Based on a Geotechnical Engineering Study and Critical Areas Report for the site prepared by Earth Solutions NW, LLC, dated December 19, 2019, the site consists of mostly fill to approximately 35 feet below ground surface (bgs), over native outwash sands (SM, SP, SP-SM, SW-SM), silt (ML), gravels (GM, GP), and glacial till. The fill material consists primarily of silty sand materials with some areas of concrete and asphalt rubble and organic debris interspersed.

The site is identified in geologic map resources as recessional outwash (Qvr) and subglacial till (Qvt).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None that are described in the Geotechnical Report or that we are aware of. According to the Geotechnical Report, indications of severe or chronic erosion were not observed at the site.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
This will be a primarily export site. Total approximate grading quantities are listed below in cubic yards (CY):

*CUT: ±46,857 CY
FILL: ±32,345 CY
NET (CUT TO EXPORT): ±14,512 CY*

Grading quantities noted above are approximate and preliminary, and are subject to change through the design process.

Due to the past use of the site as a gravel pit, asphalt and concrete batch plant and the presence of undocumented fill (discussed further in Section 7 below), exported material will be waste profiled and disposed of in accordance with all applicable local and state regulations.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Depending on weather conditions during demolition and construction, erosion could occur. The project will implement Best Management Practices (BMPs) and a Stormwater Pollution Prevention Plan (SWPPP) per the current City of Bellevue Surface Water Engineering Standards and the Department of Ecology 2019 Stormwater Management Manual for Western Washington to limit the potential for erosion to the maximum extent feasible.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 60-70%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

As part of the construction, the Contractor will implement a SWPPP, which will include various BMPs to limit the possibility of erosion. During periods of extended dry weather, dust suppression methods compliant with current local and state regulations will be implemented.

Wetlands and a stream were identified in previous topographical surveys and a Wetlands Delineation Report for the site, as well as steep slopes. These Environmentally Critical Areas (ECAs) are discussed in detail later in this Checklist.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Dust and vehicle emissions will occur during construction of the proposed project. Vehicle emissions will occur after completion of the project due to tenant, customer, and delivery vehicles.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None that are known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
There are no proposed measures for the control of vehicle emissions. Water will be used as needed during construction to control dust. Soil stockpiles during construction will be covered when not in use. Following construction, any remaining soils will be landscaped to minimize the potential for wind erosion.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Three wetlands (Wetland A, B, and C) are located on the northern portion of the property or offsite to the north, with buffers that extend onto the subject property. Two streams were identified including Sunset Creek (Stream A) along the west property boundary and Stream B to the northeast.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
Yes. Measures will be taken during construction to prevent any impacts to Sunset Creek and the wetlands.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
Dredging or filling within stream and/or wetland is not anticipated.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
None are proposed.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[\[help\]](#)

Based on FEMA Flood Insurance Rate Map No. 53033C0658F Panel 658 of 1725, dated May 16, 1995, and the topographic survey, an approximate 30-foot strip of the project site located along the western site boundary adjacent to Sunset Creek was identified as Zone AE, which is denoted as a Special Flood Hazard Area by 100-Year Flood with "Base flood elevations determined." The same creek was identified on the FEMA Flood Map as Richards Creek. The remaining site area was identified as Zone X, which is denoted as an area "outside 500-year floodplain." There is no planned work within the area designated as Zone AE.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

None are proposed. Surface waters will be protected during construction and discharges are not anticipated from the finished project with the exception of surface water runoff from landscaped and pervious surfaces.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Waste material will not be discharged into the ground. The project will incorporate a stormwater detention and infiltration system, discussed below. Sewage will be directed to City facilities.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Surface runoff on impervious surfaces of the proposed development are collected in stormwater catch basins and conveyed to water quality treatment system meeting City of Bellevue LID requirements, then one of three below-ground infiltration/detention galleries located on-site. Overflow from the two infiltration/detention galleries in Phase I of

the project will discharge to the public storm drain main north of the site. Overflow from the infiltration/detention gallery in Phase II/III of the project will discharge to the public storm drain main south of the site in the SE Eastgate Way ROW.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

With the development of the proposed project, there is the potential that waste material associated with construction activities could enter groundwater or surface water. However, temporary and permanent stormwater controls will be implemented in accordance with the City of Bellevue Surface Water Engineering Standards and Department of Ecology Stormwater Management Manual for Western Washington to prevent this occurrence to the greatest extent feasible.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Existing drainage patterns will be primarily maintained.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The proposed project will incorporate stormwater flow control in the design to eliminate the impacts to surrounding and downstream properties as well as low impact design to the maximum extent feasible.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *Black cottonwood, red alder, big leaf maple, western hemlock, madrone*

☒evergreen tree: fir, cedar, pine, other: *Douglas fir, western red cedar*

☒shrubs

☒grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *soft rush, giant horsetail*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The vegetation within the central portion of the site (located between Phases I and II) and the southern portion of the site along SE Eastgate Way will be maintained to protect the integrity of the steep slope area. Vegetation located in the

existing storm pond and the relatively flat area on the eastern portion of the site will be removed in the construction of the proposed buildings. Vegetation along SE Eastgate Way to accommodate the proposed street section and frontage improvements. A portion of this area is considered a steep slope. Revegetation will occur to the maximum extent feasible following construction.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None that we are aware of.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
All surfaces at the site not consisting of impervious area will be stabilized with landscaping if disturbed. Landscaping will consist of native and ornamental plantings. Wherever possible, existing trees and vegetation will be preserved. Significant areas of on-site wetland and stream buffers will be enhanced with native trees, shrubs, and groundcover.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
The site includes English ivy, which is prevalent and has developed into dense understory monocultures in some areas. Other invasive colonizers include Japanese knotweed and Himalayan blackberry.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *pileated woodpecker*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Rodents*

fish: ☐bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, other: *coho, river lamprey*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None that we are aware of.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. The site does not provide any known significant habitat for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Existing vegetation at the site will be preserved to the maximum extent feasible. Surface waters and wetlands on the site and near the site will be protected during construction.

Any disturbed areas at the site will be restored with native and ornamental plants or stabilized as impervious surface. Significant areas of on-site wetland and stream buffers will be enhanced with native trees, shrubs, and groundcover.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
Sunset Creek is known to be impacted by the New Zealand Mud Snail.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electricity - Power, heating, hot water, and lighting
Natural gas - heating, hot water
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
Not to our knowledge.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
High-efficiency building envelopes, mechanical systems, and electrical systems are included in the project design.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
The site was identified in previous environmental investigations as a former gravel pit, asphalt and concrete batch plant. Soil and groundwater impacts at the site have been identified in previous environmental investigations, and include petroleum hydrocarbons and volatile organic hydrocarbons. The developer is engaged with the Pollution Liability Insurance Agency (PLIA) and the Department of Ecology in cleanup efforts at the site (Ecology Facility Site ID No. 2544, Cleanup Site ID No. 5142). As part of the proposed re-development, a cleanup of contaminated soil is proposed in conformance with State and Federal guidelines. The subgrade parking structure proposed is intentionally located in the area of the deepest soil contamination.
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
According to the Cleanup Site Details available through The Department of Ecology Toxics Cleanup Program Online database, site soil and groundwater are impacted with

halogenated organics, unspecified Model Toxics Control Act (MTCA) metals, petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs).

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

A gas transmission line is located approximately within the property along the eastern boundary. Contingency plans for working around gas mains, power mains, and for any necessary mitigation/abatement work will be implemented prior to beginning construction.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Typical chemicals and materials used in the construction of residential and commercial projects include petroleum, paints, and solvents. Refueling will occur on-site from fuel delivery trucks. Large quantities of fuel will not be stored at the site. Chemicals and materials stored at the site during construction will be addressed in the project SWPPP. Toxic or hazardous materials are not anticipated to be present after construction with the exception of potential emergency diesel generators that may be necessary.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services are anticipated to be required. Fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Risks will be addressed through workplace safety training and proper storage and handling of chemicals. All local, state, and federal required safety measures will be implemented and/or installed to prevent spills of toxic or hazardous materials on-site. The project will implement a SWPPP and Accidental Spill Prevention Plan.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The primary source of noise in the area is related to traffic on the adjacent streets and the Factoria Recycling and Transfer Station north of the site. It is not anticipated to impact the proposed project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

The project will generate short-term noise associated with construction activities. Construction hours will conform to City requirements. Long term noise levels will be generated from residents' vehicles and possibly building mechanical equipment.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction work will be performed during specific hours as determined by the City of Bellevue. Mechanical equipment will be properly screened.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently developed as a parking lot surrounded by undeveloped land.

The site is adjoined to the north by undeveloped land, SE 32nd Street, strip retail (some industrial uses) and the Factoria Recycling & Transfer Station; to the east by an office campus, to the south by SE Eastgate Way, I-90 and offices; and to the west by Seattle Humane adoption center.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site is currently developed as a parking lot. Based on prior environmental investigations of the site, the site was previously developed as a gravel pit. Previous farm or forest land uses are not known.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

The site is currently developed with an asphalt-paved parking lot on the lower shelf, and a gravel drive on the upper shelf.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing parking lot and gravel drive will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

The current zoning classification is Office and Limited Business District 2 (OLB2).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation is Office, Limited Business (OLB).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Based on a review of Shoreline Conditions layers in King County iMap, the site is not currently given a shoreline master program designation.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There are numerous steep slopes on the site (>40% grade), identified primarily on the western property boundary, southern property boundary, and the central-right third of the site, between the upper and lower benches. These are addressed in the Geotechnical Report for the site.

Sunset Creek was identified on the western portion of the site.

The northwestern portion of the site resides in the 110-foot buffer of a delineated wetland.

A wetland was delineated on the northeastern portion of the site.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Phase I Apartments and Early Learning: 23 employees and 797 residents.

Phase II Shelter:

*27 employees, 5 volunteers, 50 guests daily (8am-5pm);
5 employees and 100 residents overnight*

Phase III HHA: 95 Studio units will be occupied by 95 residents and 8 staff.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any: [\[help\]](#)

The project is subject to permitting by the City of Bellevue. The project will comply with all required conditions and applicable code to ensure land use compatibility. Project will incorporate the use of architectural elements, landscaping, and pedestrian amenities to fit into the surrounding areas. Furthermore, frontage improvements are proposed to improve access for cyclists and pedestrians.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
Not applicable.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Phase I Apartments: 354 low-income units.

Phase II Shelter: 100 beds, no units provided. These beds will sleep 100 homeless, low-income shelter guests.

Phase III HHA: 95 Studio units for 95 low-income residents.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*Phase I Apartments: Fiber cement
Height approx. 70'*

*Phase II Shelter: Fiber cement panel, vinyl window, storefront. Mural at South elevation.
Height approx. 44'-8" from lowest level*

*Phase III HHA: Fiber cement
Height approx. 55'*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Significant impacts to views in the immediate vicinity are not anticipated.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
The buildings will be designed in accordance with the

guidelines presented in the City of Bellevue Building Code and Municipal Code.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Lighting will be designed to comply with the City of Bellevue Municipal Code and a photometric will be prepared to identify potential issues. Parking will be located in the garage of the building located on the western portion of the site, and in surface parking on both the western and eastern portions of the site. Exterior lighting will be fully shielded and downward-directed.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

See above. Light and glare from the completed project are not anticipated to be a safety hazard or to interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Light and glare impacts will be mitigated through a photometric analysis, fixture placements, and shielding to minimize light trespass.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The site is in the vicinity of trails for walking and running as well as a bicycle path in SE Eastgate Way ROW. The development is near Sunset Park, several athletic facilities, and a commercial center at Factoria Village.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

None.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Frontage improvements along SE Eastgate Way are anticipated to increase access to the surrounding areas for pedestrians and cyclists.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45

years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Based on information obtained from the King County iMap website, there are no buildings structures or sites located on or near the site that are over 45 years old. Based on a search of the Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural & Archaeological Records Data (WISAARD) database, there are no buildings on or near the site that are listed in local preservation registers or that are eligible for listing.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Based on a search of the DAHP WISAARD database, historical landmarks, features, or other historically significant information were not found in connection with the site or surrounding area.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

Local registries were searched, and no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
- The project is bound to the north by SE 32nd Street and to the south by SE Eastgate Way. Access to the site is proposed via two driveways along SE Eastgate Way.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
- The site is approximately 1,000 feet west of the Eastgate Park and Ride, which is served by King County Metro Bus lines 212, 216, 217, 218, 219, 221, 226, 240, 241, 245, 246, 271, 554, 555 and 556.*

- c. How many additional parking spaces would the completed project or non-project proposal

have? How many would the project or proposal eliminate? [\[help\]](#)

The existing parking lot contains 239 parking spaces, based on the topographic survey. The proposed project will provide 131 surface parking spaces and 221 parking spaces in the sub-surface garage.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The project will include the construction of required frontage improvements along the SE Eastgate Way frontage. These improvements will include construction of city standard sidewalks as well as reconstruction of the existing bike lane. In addition to the frontage improvements on-site pedestrian connections will be provided between the east and west portions of the site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The site would generate 1,482 daily trips with 232 trips occurring in the AM peak hour and 224 trips occurring in the PM peak hour. Peak volumes would occur between 7am-9am and 4pm-6pm. Less than 1% of volumes would be trucks. Estimates are based on City of Bellevue trip generation rates.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

No offsite improvements are required based on the results of the Traffic Impact Analysis.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No. Current available fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The project will incorporate automatic fire detection and

sprinkler systems per the current building code, fire code, and National Fire Protection Association. The project will result in an increased need for fire, police, and medical services typically associated with residential and commercial development.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity - Puget Sound Energy
Natural Gas - Puget Sound Energy
Water - City of Bellevue
Refuse Service - Republic Services
Telephone - CenturyLink, Comcast, or other
Sanitary Sewer - City of Bellevue
Storm Sewer - City of Bellevue
Internet - CenturyLink, Comcast, or other
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
Electricity - Puget Sound Energy
Natural Gas - Puget Sound Energy
Water - City of Bellevue
Refuse Service - Republic Services
Telephone - CenturyLink, Comcast, or other
Sanitary Sewer - City of Bellevue
Storm Sewer - City of Bellevue
Internet - CenturyLink, Comcast, or other

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Judi Hall*

Name of signer: *JUDI HALL* [Click here to enter text.](#)

Position and Agency/Organization: [Click here to enter text.](#)

Date Submitted: [Click here to enter a date.](#) *8/23/2021*

*Project Manager, CFH on
behalf of
CFH Alliance,
LLC*



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Congregations for the Homeless Shelter and Center**

Proposal Address: 13668 SE Eastgate Way


Proposal Description: Congregations for the Homeless (CFH) seeks Conditional Use approval to construct a three-story, 100 bed permanent men's shelter along with a 125 person day center and offices for CFH administration on .736 acres. The intent of this shelter and day center is to provide a safe and welcoming environment 24-hours a day for men experiencing homelessness. Landscaping and parking stalls will be provided. CFH's facility will be located on Lot 2 of a three lot Binding Site Plan.


File Number: **21-100169 LB**

Applicant: Congregations for the Homeless

Decisions Included: **Process I Conditional Use**

Planner: Antoinette Pratt, Senior Planner, (425) 452-5374

State Environmental Policy Act Threshold Determination: Determination of Non-Significance (DNS)

Elizabeth Stead, Environmental Coordinator
Development Services Department

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department
By: 
Elizabeth Stead, Land Use Director

Application Date: January 6, 2021
Public Notice (1,000 feet): January 21, 2021
Public Meeting: February 4, 2021
Minimum Comment Period: February 4, 2021
Recommendation Publication Date: October 21, 2021
Process I Hearing Date: November 4, 2021, 6:00 p.m. (Virtual Hearing)

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

Development Services Department ■ 425-452-4570 ■ Hearing Impaired: dial 711
450 110th Avenue NE, Bellevue, WA 98004

Table of Contents

I.	Request and Project Description.....	3
II.	Site Context and Zoning.....	5
III.	City of Bellevue and CFH History and Design Standards.....	7
IV.	Consistency with Land Use Code/Zoning Requirements.....	14
V.	Public Comment and Public Meetings.....	16
VI.	Changes to Proposal Due to Staff Review.....	19
VII.	Good Neighbor Agreement Advisory Committee.....	19
VIII.	Technical Review.....	20
IX.	State Environmental Policy Act (SEPA)	29
X.	OLB-2 Site and Building Design Guidelines.....	32
XI.	Conditional Use Decision Criteria.....	37
XII.	Homeless Services Uses Decision Criteria.....	41
XIII.	Recommendation of Director.....	45
XIV.	Conditions of Approval	45

I. Request and Project Description

Conditional Use

Congregations for the Homeless (CFH) seeks Conditional Use Permit (CUP) approval and Threshold Determination under the State Environmental Policy Act (SEPA) to construct a three-story, 100 bed permanent men's shelter that will include a 125-person day center and offices for supportive services and CFH administration on a .736-acre site. The day center portion of the building will include bathrooms, a medical room, storage and donation areas, staff/guest laundry, meeting rooms and CFH workspaces. Parking lot landscaping will be shared via an existing easement with Eastgate Housing, LLC who is the owner of Lot 3 along with 64 parking stalls. CFH will be located on Lot 2 of a previously approved three lot Binding Site Plan as discussed below for project phasing.

See Attachment A for project plans and drawings.



View of South Building Facade

Review Processes and Schedule

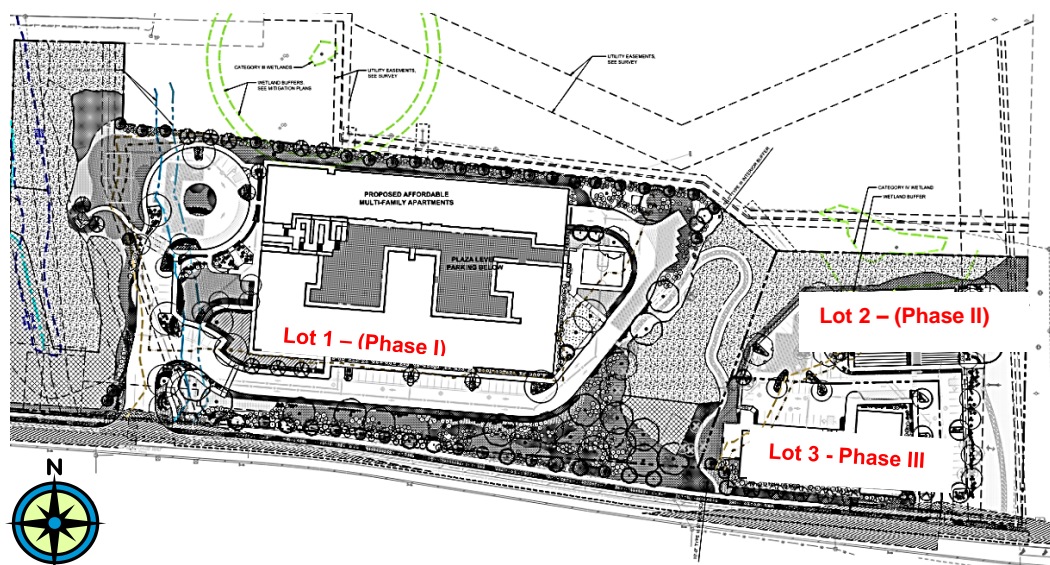
Homeless Services Use applications can be processed in one of two ways, as a Development Agreement or as a Process I Conditional Use Permit per LUC 20.20.455.E.4.a - b. In addition to the standard requirements for a Process I CUP, the LUC also requires that the Director's recommendation be informed by a Good Neighbor Agreement as created by a Good Neighbor Agreement Advisory Committee (GNAAC). This is a process specific for the Homeless Services section of the LUC per LUC 20.20.455.G. As a Process I Conditional Use Permit, the Director makes a recommendation to the Hearing Examiner, and following a public hearing, the Hearing Examiner renders a decision on the submitted proposal. CFH has chosen the latter

process by filing its Conditional Use Permit application for Hearing Examiner review and approval. See Attachment B for the Homeless Services Permitting Schedule.

Project Phasing

CFH's permanent men's shelter and day center proposal will be located on Lot 2 of a previously approved three-lot Master Development Plan (MDP) (20-112403-LP) with a recording number of 20210810001924 and Binding Site Plan (BSP) (20-119453-LF) with a recording number of 20210803900003. Lots 1, 2, and 3 of the MDP will be developed in three phases as submitted by Polaris @ Eastgate, LLC and will be referred to as "Campus" in this staff report. This proposed shelter will be constructed as part of Phase II. See site map below along with a description of each phase:

Eastgate Housing Campus



Phase I – Polaris @ Eastgate, LLC: The proposed project will include 360 units of affordable housing available to qualifying households earning 60 percent or less of average median income on 7.3 acres. The 360 units will be divided between two six-story towers, and 273 parking stalls will be provided for this use. This project is not under review with this CUP proposal and is currently under construction.

Phase II– Congregations for the Homeless/CFH Alliance, LLC (project reviewed under this CUP proposal): The second phase of development will occur on a .736 acre property located at the northeast corner of the campus. Congregations for the Homeless will locate a three-story 20,475 gross square foot permanent men's shelter with 100 beds for men experiencing homelessness.

Phase III – Eastgate Housing, LLC (includes Horizon Housing Alliance and Plymouth Housing): The third phase of development will occur on 1.69 acres located at the southeast corner of the campus. Eastgate Housing, LLC will construct a four-story residential unit with 95 supportive housing units for residents exiting homelessness. Surface parking in the amount of 64 parking stalls will be shared between CFH and Eastgate Housing, LLC. This proposal is currently under construction.

II. Site Context, Previous Site Usage, and Zoning

A. Site Context and Description

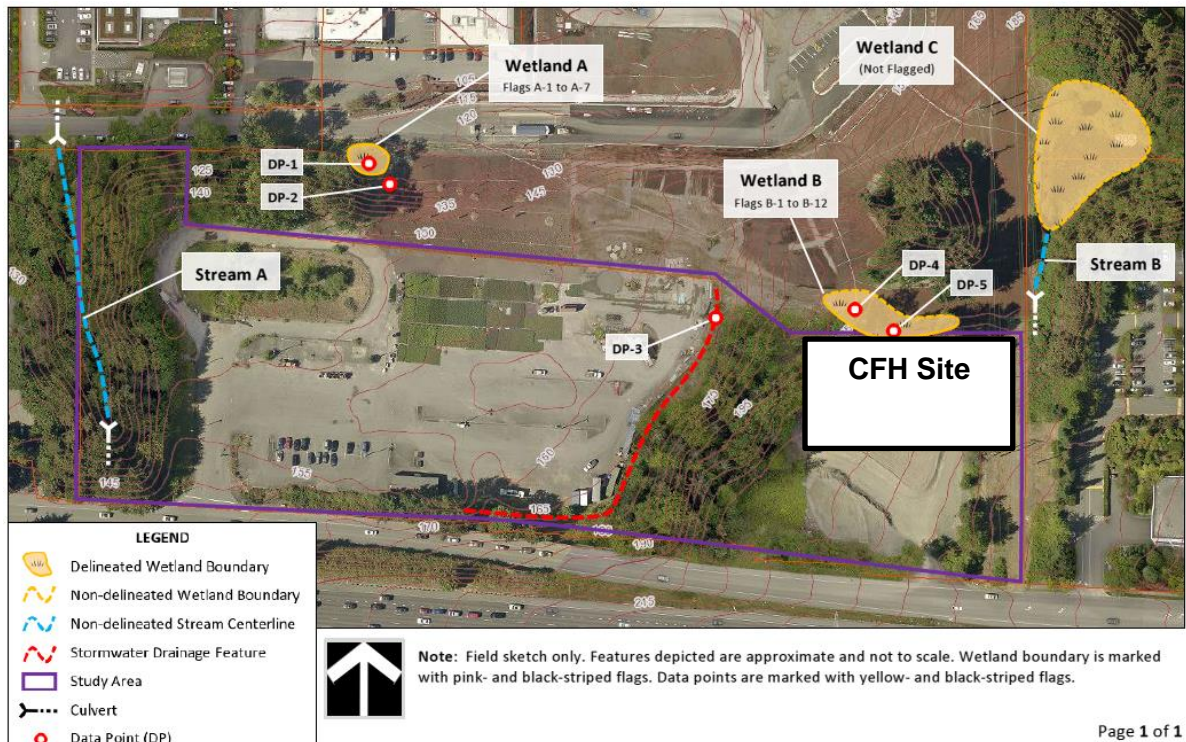


Aerial of Campus

The Campus is located within the Richards Valley Subarea. It is adjacent to the King County Transfer Station along its north property line, with office development along its west and east property boundaries. The properties are bounded to the south by SE Eastgate Way where the primary vehicular site access is located at the southwest corner of the Campus. There is a secondary site access at the southeast portion of the Campus connecting to an unpaved driveway. This site has been used for overflow parking for auto dealerships and most recently it was utilized by the King County Health Department for two medical tents in the event that nearby hospitals reach their patient capacities due to COVID-19 hospitalizations. The King County Health Department never operationalized the site and has since removed its medical tents.

The Campus site contains critical areas in the form of wetlands and Sunset Creek at the western portion of the site. Steep slopes are also located throughout the Campus creating a break in the center dividing it into an upper and lower bench. Phase I will be located on the lower bench while Phases II and III will be located at the upper bench. Critical areas are located throughout the site and have been addressed through an approved Critical Areas Land Use Permit (CALUP 20-112548 LO) and the MDP. The MDP required that Native Growth Protection Easements be filed on each of the lots within the Campus. This was completed on August 13, 2021, for Lot 2 with a recording number of 20210813000803. See map below with denoted critical areas:

Stream and Wetland Locations



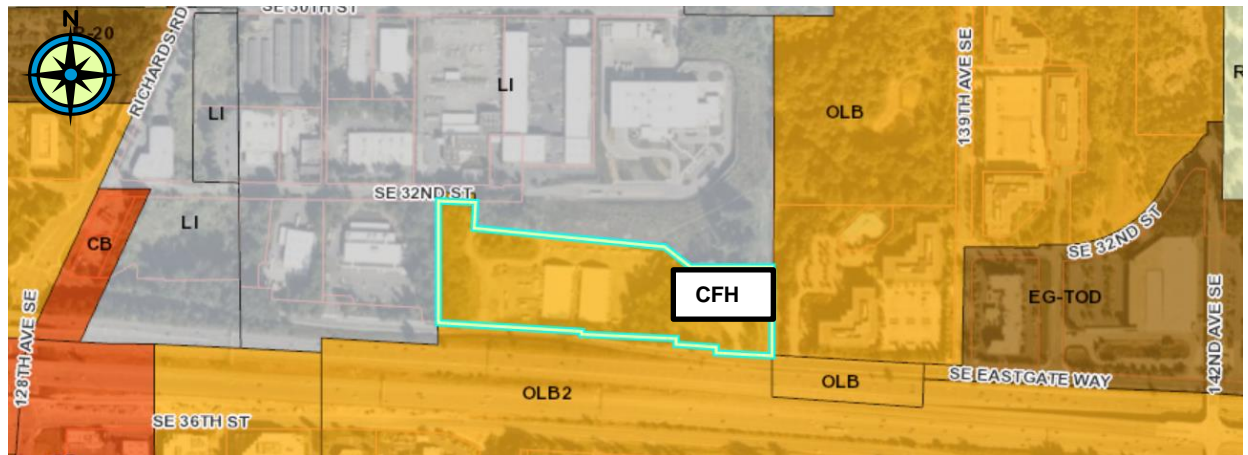
Historically, dating back to the 1930's, this campus site served as a gravel pit and then as a concrete and asphalt plant, truck maintenance yard and a dispatch facility. Previous geotechnical reports indicate the Campus site is covered with up to 25 feet of uncontrolled fill containing sand, gravel, concrete, and other construction debris. Accordingly, the Campus site will need remediation in accordance with the Washington State Pollution Liability Insurance Agency to provide a full cleanup of the contaminated soil in order to conform to State and Federal guidelines. All of this work is being addressed through the approved MDP.

The Campus site steps down a total of 130 feet from east to west. The east side of the site where this shelter is located is predominantly flat. Continuing west, the site slopes down toward Sunset Creek before sloping back up at its westerly property boundary. The upper bench where the CFH project is located contains exposed gravel and soil. There is an existing retention pond at the northwest corner of the site that collects on-site stormwater.

Because of the presence of the on-site critical areas and manmade barriers that exist on the Campus site, the CFH building sits back from SE Eastgate Way to draw residents onto the site rather than staying along SE Eastgate Way. These features will support clear pedestrian travel routes for residents while limiting the sight lines from properties to the north, east and west.

B. Zoning

The property is located within the Office Limited Business-2 (OLB-2) land use district. The site does not lie within a perimeter district nor is there an applicable concomitant agreement for the property.



Aerial of Zoning in Proximity to Site

III. City of Bellevue/History of CFH's Homeless Men's Shelter, Site and Building Design

A. City of Bellevue/History of CFH's Homeless Men's Shelter

In 2008, the City of Bellevue developed its first policies in support of a cold weather shelter after a deceased individual was found by BPD in the woods due to winter exposure. The cold weather shelter only became operational when temperatures reached 32 degrees or less. The City operated the shelter in this fashion for a few years until staff from the Human Services Division approached Development Services to determine if there was opportunity to convert the cold weather shelter into a winter shelter that would provide predictability to persons experiencing homelessness without reliance on a predetermined temperature.

CFH operated a winter shelter under these new policies which allowed shelter services to men experiencing homelessness from November 1 through April 30. Men who were sheltered during the winter months became unsheltered during the spring and summer months. However, the day center remained open to feed and provide day services to the men. CFH has been in seven different locations under this sheltering format.

In 2012, the City publicly committed to provide a location for men experiencing homelessness. Similarly, the City of Kirkland committed to hosting a facility for women and families experiencing homelessness while the City of Redmond committed to hosting a facility for homeless youth. The City Council also developed a Council priority in 2014 to site a permanent men's shelter as part of its Diversity Advantage Plan¹ which states the following:

1 This information may be found on Page 32 of 38 of the Diversity Advantage Plan.

Human Services

No individual or community can achieve their full potential until their basic needs are met. For this reason, it is critical that Bellevue's public and non-profit service providers emphasize the importance of providing culturally competent human services that are easily accessible to all.

Recommended Actions

1. ***Support the establishment of a year-round homeless shelter on the Eastside.***

Work began on the siting of a permanent men's shelter with several sites being evaluated ultimately leading to the location at 13620 SE Eastgate Way in 2018. In 2019, with Council support, CFH began operating a year-round shelter temporarily located at the Lincoln Center, 515 116th Avenue NE. The Lincoln Center property is owned by the City of Bellevue with a lease expiring on December 31, 2022. The planned development of a permanent men's shelter on Lot 2 of the Eastgate Housing Campus will fulfil Council's priority by locating a permanent men's shelter in the City while also fulfilling its vision as stated in the Diversity Advantage Plan.

B. Design Goals and Inspiration

CFH has chosen a design team to help reimagine what an emergency shelter can be from the outside in. Creating a welcoming community is essential to the life of this shelter. Through thoughtful design that incorporates beauty and art as well as flexible spaces that promote the housed and unhoused community working together in healthy, relational and respectful ways, the Eastside Men's Shelter provides an environment that serves as a launching pad, a place for growth, safety, opportunity, education and getting healthy again; The goal is not simply to get men off the streets but to provide opportunities, build relationships and engage the men in moving toward stable living.

For inspiration, the design team reached out to a broad community of stakeholders, including the men that are served, staff, and neighbors, to learn more about how the spaces should function and feel. Art has been incorporated in meaningful ways to help welcome people and promote dignity and respect. Exterior spaces are integrated as places that support community, health and healing.

Building Design - Overview

The CFH Eastside Men's Shelter is a 20,475 square foot building spread among three levels and includes a unique blend of resident and community influences; serving individuals experiencing homelessness and supporting social, educational and community activities.

This 24/7/365 facility incorporates spaces for:

- Overnight sleeping accommodations for 100 people
- Lifesaving services spaces supporting such things as mental health, employment, addiction recovery, outreach and paths to permanent homes
- Showers, bathrooms & laundry
- Gathering space for sharing of meals and strengthening relationships
- Kitchen & pantry for meals and cooking together

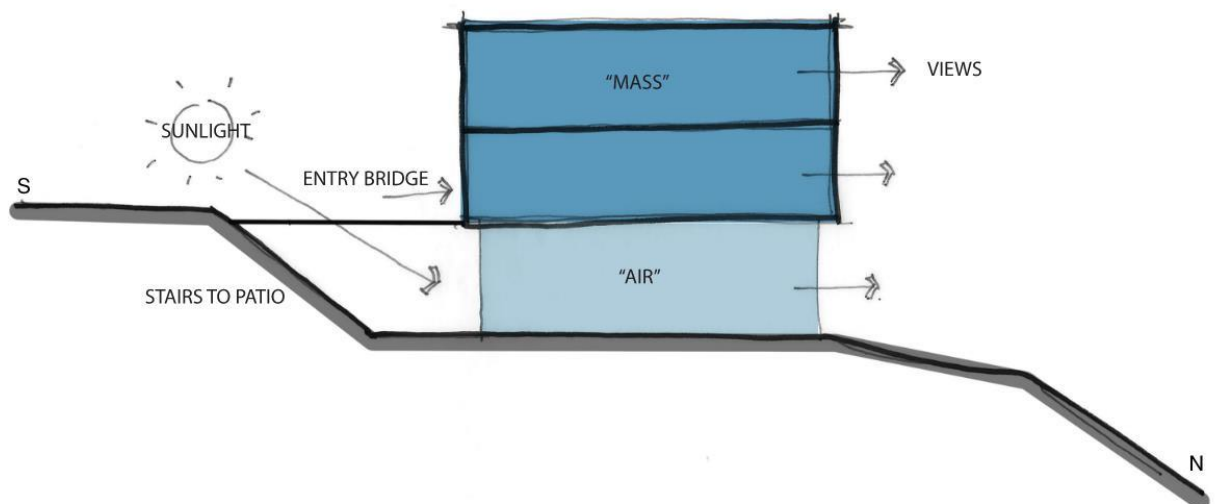
- Donations and storage
- CFH administrative offices
- Computer and charging stations

The facility is programmed to accommodate different activities. The Lower Level is intended to be calm and quiet with offices, a library, mental health counseling rooms, and flexible meeting and training spaces.

The Main Level will reflect activity with welcoming spaces, reception, dining, kitchen, hygiene, services, and community day center gathering spaces. The Upper level denotes rest and privacy with beds, lockers, laundry, storage, and baths. The Outdoors will be inviting, comfortable, safe and secure with flexible seating, smoking, quiet areas, public areas, gardens, paths

Dark vertical ribbed fiber cement panels, mural painted fiber cement panels, metal panels, concrete and vinyl and aluminum framed windows provide the primary enclosure systems. A two-story glass curtain wall and entry bridge indicate the main entry into the building with a spacious reception/ intake area just inside. Vertical wood "fins" decorate the lowest level providing warmth and a breakdown of scale. Canopies and building overhangs are provided at each building entry to provide weather protection for anyone entering and exiting in addition to canopies that are provided over the smoking shelter and exterior deck.

The southern elevation which is viewed and accessed from SE Eastgate Way is left almost completely free of fenestration at the upper two (of three) floors preventing direct sunlight and temperature swings inside the building itself. The interior spaces such as bathrooms, storage, mechanical rooms and laundry have been programmed and located strategically against the southern walls while the service areas and offices are located in the middle and along the northern and eastern areas where windows and minimal walls provide for extensive natural light. The lowest floor which sits below street level takes advantage of its elevation and allows natural light in without being exposed to the parking areas adjacent. The North elevation of the building has been dedicated primarily to glass allowing for diffused, even, sunlight throughout and views out with the interior spaces located to take advantage.



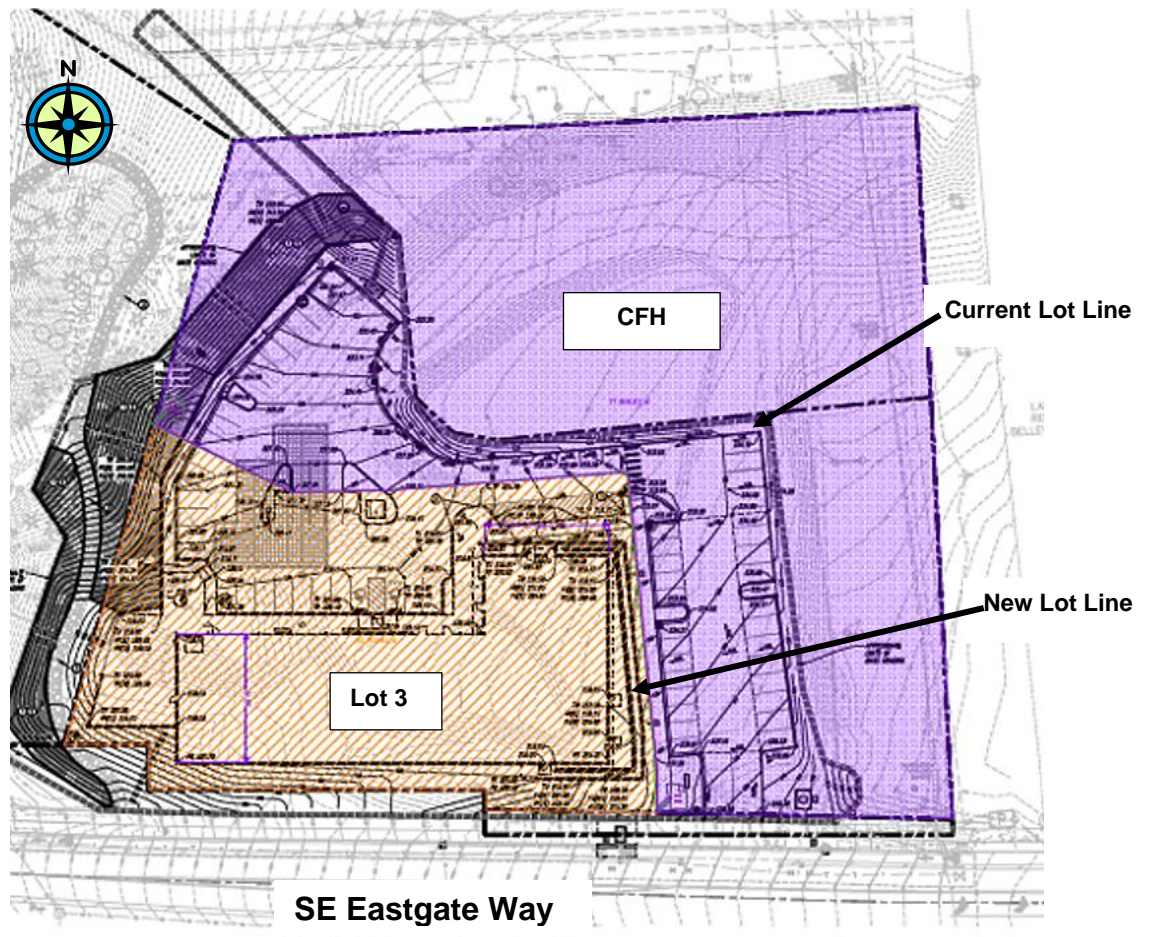
Building Design - Relationship to the Site:

Site design was a very important factor for this project given all of the unique site elements surrounding the building. The building itself sits amidst these contrasting site elements oriented lengthwise, east to west, and nestled within the natural topography. A beautiful mural, which will be commissioned through a community engagement process, spans the entire length and height of the southern two story facade and will greet everyone walking or driving by.

To the East, a larger patio/ deck space has been provided which has access through large folding doors directly from the multi-purpose and gathering spaces inside. A smoking shelter is a critical element of the program and has been strategically located to the East and away from an adjacent, preexisting off-site daycare use, which was identified by GNAAC members during their initial meetings. In response to these discussions and with consideration of the preexisting daycare use, CFH purposely located the smoking shelter at the southeast corner of their building, which is away from the daycare use but within 7.5 feet of the south property line. This location avoids the daycare use but is short of the full required 25 feet required by the LUC. Nevertheless, the City has received a letter from the adjacent property owner to the East, Eastgate Housing, LLC (Plymouth), in support of CFH's preferred location of the smoking shelter. (See project file for letter). Plymouth's letter stated that although the smoking shelter is within 7.5 feet of the property line, it will not have any impact on the parking, landscaping and pedestrian circulation on Plymouth's property. Plymouth also stated that they had reviewed CFH's plans in detail and appreciated the attention that CFH has paid to surrounding uses and the screening associated with the smoking shelter.

Although Plymouth's letter does not ensure compliance with the LUC, it is relevant and useful information for the City to consider in reviewing CFH's application and the location of the smoking shelter. With respect to LUC compliance, CFH will be required to submit for City of Bellevue review and approval a Boundary Line Adjustment between Lots 2 and 3 to its preferred location as noted below which will provide approximately 72 feet of area from the south property boundary. Therefore, and with the imposition of this condition, CFH's proposed location for the smoking shelter will avoid the preexisting daycare use and comply with the distancing requirements in the LUC. **See Section XIV. D for related condition regarding Boundary Line Adjustment.**

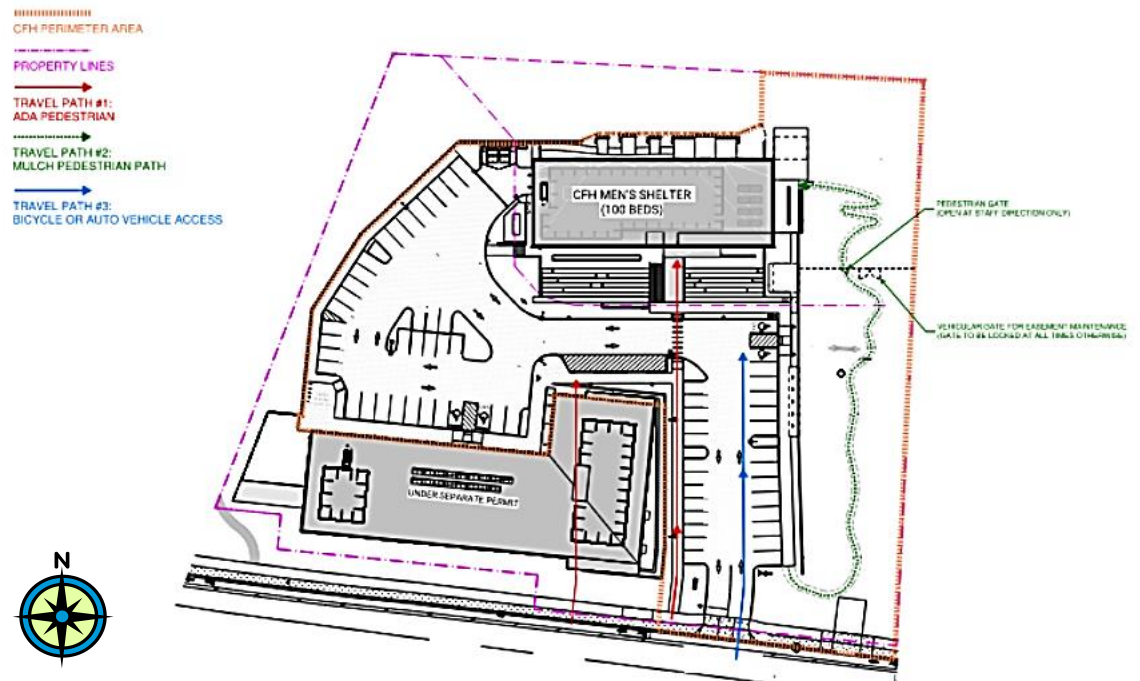
Existing and Proposed Boundary Line Adjustment



While the large expanse of undisturbed land to the East of this patio has fenced access it also contains a meandering mulch path for exercise and mental decompression for staff, clients and visitors during daylight hours.

Differentiating the public and private site areas and creating a clear main entrance through building design, landscaping, pedestrian paths and fencing reinforces CFH's ability to know who is on the site at all times.

Pedestrian and Bicycle Access Pathways



Building Sustainability, Health and Safety:

Sustainability measures were incorporated to contribute to the building's efforts towards environmental responsibility and comfort; including a photovoltaic array at the roof, a well-insulated envelope, natural ventilation, energy efficient appliances and fixtures.

The building plans have been reviewed by Washington State Department of Commerce and confirmed to exceed the Evergreen Sustainable Development Standard (ESDS). *The ESDS is based on the nationally-recognized Green Communities standard created by Enterprise Community Partners, with modifications to reflect Washington State priorities and building codes. ESDS contains criteria that safeguard health and safety, increase durability, promote sustainable living, preserve the environment, and increase energy and water efficiency.* ([Link to ESDS Information](#))

Recognizing the importance of creating a healthy environment within a congregate setting, CFH applied the most recent recommendations from public health along with what CFH learned through the COVID-19 pandemic. These include:

- Fewer fixed walls allowing for room to people to spread out
- Curtain dividers providing flexible soft barriers between beds
- Investing in outdoor gathering spaces
- Incorporation of two private rooms with full baths
- Investing in sanitation through hand washing stations, baths, showers and laundry spaces
- Ventilation which meets or exceeds public health guidelines

The Crime Prevention Through Environmental Design (CPTED) principles have been employed during building and landscape design to support safety and security. These include, but are not limited to:

- Incorporation of public, semi-private and private zones.
- Monitored video surveillance
- Clear sight lines – maintaining interior and exterior visual corridors
- Lighting to support clear sight lines
- Creation of activated - high use spaces

The design has been reviewed by Bellevue Police Department staff with members trained in CPTED. They were specifically evaluating the physical security of the structure against the following principles:

- Natural Surveillance
- Territorial Behaviors
- Natural Access Controls

CFH will maintain 24 hour staffing seven days a week along with video surveillance of entrance and exit points to and from the Center. People seeking to access the shelter will be directed to a staffed reception and main entrance through signage, primary pathways and the use of restricted access doors/gateways and fencing. Vegetation across the site has been selected with the intention of maintaining clear sight lines.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code: See matrix below:

Land Use Code Requirements

LUC REQUIREMENTS	LUC Requirements	Proposal by Applicant
Zoning	OLB-2	No changes to zoning
Number of Residents – (Homeless Shelter Use Only)	Maximum of 100 residents overnight	Proposing 100 residents overnight
Locational Requirements	<u>50 Bed to 100 Bed Shelters</u> <ul style="list-style-type: none"> 1 mile from public transit stop ½ mile from another homeless services use 	100 Bed Shelter <ul style="list-style-type: none"> ¼ mile from transit stops No other permitted shelter ½ mile from this location
Site Area	Lot 1: 7.3 acres (Phase I) Lot 2: .73 acres (Phase II) Lot 3: 1.69 acres (Phase III)	Lot 1: 7.3 acres (Phase I) Lot 2: .73 acres (Phase II) Lot 3: 1.69 acres (Phase III) 9.81 acres within the campus
Lot Coverage	35 percent	Proposed: 32.7% (Shared across the Campus)
Floor Area Ratio	Maximum of 1.0	.97 (shared across the Campus – See Section IV.A below for further FAR discussion)
Impervious Surface	60 percent	Proposed: 49% (Shared across the MDP)
Building Height	75 feet	Phase II: 2: 45 feet
Building Setbacks Side (West) Front (south) Rear (North) Side (east)	0 feet 0 feet 0 feet 0 feet	Critical Areas Setbacks per Watershed Company and Earth Solutions, NW. See permit 20-112548 LO for requirements.
Parking	Lots 2 and 3: Unspecified Bike Racks: 5	Lots 2 and 3: 64 Stalls to be shared between CFH and Horizon Housing Alliance on Lot 3. Bike Racks: 10 provided
Landscaping Perimeter Buffers North South East West	10 feet 10 feet 10 feet 10 feet	13 feet 40 feet 32 feet 70 feet
Parking lot Landscaping	4,340 square feet (35 sq. ft. per stall)	5,841 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 89 diameter inches (See *WFC arborist report pg.8)	177.5 diameter inches proposed for retention, 30% remaining (See *WFC arborist report pg.8 as evaluated during the MDP.
Tree Preservation Perimeter	100% = 84 diameter inches (see *WFC Arborist Report pg.7, Table 5)	100% = 84 diameter inches

B. Floor Area Analysis (FAR)

Because this site is subject to a Binding Site Plan as approved through the Master Development Plan (MDP) process for the Campus development, the dimensional standards are applied to the entirety of the lot contained within the MDP rather than individually on a lot per lot basis. Building height and parking standards are the only dimensional standard applied to each individual structure within the MDP. The applicant of the MDP calculated the Floor Area Ratio (FAR) for all

three lots as 411,767 square feet per LUC 20.50.020 (F Definitions). Use of the BSP allows the property to be divided into three lots of which CFH has purchased Lot 2. See chart below for the MDP FAR analysis which is summarized as follows:

Eastgate Housing Campus		1/14/2021	
Eastgate FAR Calculation per Construction Phase			
<i>This represents maximum square feet to be built in the MDP.</i>			
Lot Area		427,143	
Base Permitted Floor Area (Base FAR x Project Limit)	1	425,228 (Less Right-of-Way Dedication)	
Total Max FAR	1	425,228	
MDP - Eastgate Housing Campus			
FAR per Construction Phase			
	Phase I Polaris	Phase II CFH	Phase III PSH
Floor Area for FAR	343,024	18,699	50,044
Cumulative FAR	0.81	0.85	0.97

C. Landscaping

CFH's landscaping plan has been designed to use little water and have low maintenance requirements. An emphasis will be placed on using native plants and/or drought resistant ornamentals that have proven to be adapted to the Puget Sound climate. Preservation of existing mature trees is a priority that has influenced site design decisions of the approved MDP and the CALUP. Installation of new lawn areas will be minimized to help reduce watering requirements. Imported topsoil and mulch will be incorporated in all new landscape areas to promote healthy plant growth and reduce weeds. The north and western portions of CFH's site lie within the buffer of a wetland (Category IV and steep slopes). CFH will be responsible for installation of the approved plant materials as recommended by the Watershed Company per 20-112548 LO as submitted by Polaris @Eastgate, LLC. Lastly, this proposal is not required to provide a multi-family play area as it is not classified as a traditional multifamily development.

D. Parking Standards and Site Circulation

LUC 20.20.590 does not define the number of parking stalls required for a homeless shelter. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, a Transportation Impact Analysis (TIA) submitted by the Transpo Group was reviewed and approved for the MDP. Both CFH and Eastgate Housing, LLC who will be located on Lot 3 will share 64 parking stalls per the Transpo Group's analysis. The CFH site will provide 10 bicycle racks also.

V. Public Comment

A. Public Comment

Staff has received multiple communications from the public regarding the CFH shelter review, some in support and some from community members that expressed concerns regarding the siting of the shelter in this location. The concerns that have been expressed to date are noted below:

1. **Environmental Remediation:** The Department of Ecology (DOE) commented on this proposal in regard to site remediation given the previous historic site uses regarding soil contamination on-site.

Response: The City of Bellevue received a letter of addendum dated August 9, 2021, from DOE stating that the analysis provided in their previous letter dated June 23, 2021, is only applicable to Lot 1 of the Campus. Site remediation is not required for Lots 2 and 3 of the Campus per their review of the Eastgate Housing Campus as noted below:

The PLIA opinion dated June 23, 2021 will apply to the area depicted as “Lot 1.” Lot 2 and Lot 3 are not included as part of that opinion, as no contaminants above MTCA Method A cleanup levels (CULs) have been reported on the proposed properties.

Given the above information from DOE, this relieves CFH from conducting soil remediation efforts on their property.

2. **One commenter expressed concerns about CFH’s existing Citizen Advisory Group and its interface with the required GNAAC:**

Response: CFH held many working meetings on its own with members of the adjacent Eastgate neighborhood to begin early conversations regarding the siting of their facility. The purpose of these meetings was to identify critical neighborhood concerns which are identified below in Section V.2, CFH led Public Meetings. Once the GNAAC was formed, the commenter expressed concern that the GNAAC’s presence would cause CFH’s Advisory Board Meetings to cease. After reviewing the Open Public Meetings Act (OPMA) under which the GNAAC was required to operate, it was determined that both bodies could operate in a parallel fashion but with these constraints for any GNAAC member who also had a role on CFH’s Advisory Board:

- Avoidance of a GNAAC quorum at a CFH Advisory Board
- Conduct GNAAC work in the scheduled GNAAC meetings so that the GNAAC work is open to the public and transparent as the Council intended when it adopted the Homeless Services Uses LUCA

It is staff’s understanding that CFH has not yet resumed their Advisory Board meetings with the community but anticipates that they will resume shortly.

3. **One commenter requested that the public meetings required for the Homeless Services Uses be recorded and meeting minutes published to the City’s homeless website. Additionally, the commenter believed that public notice had not been adequate for this process.**

Response: LUC 20.35.127 regulates the requirement for public meetings for Process I Conditional Use Permit applications. This section requires that the meeting be held early in the development review of the submitted application and that the applicant may be required to participate in this meeting. There is no requirement that a public meeting be recorded, or that meeting minutes be published from said meeting. LUC 20.35.120 provides the noticing standards for development review applications to adjacent properties. In addition, a Homeless Services Use has an enhanced notice requirement of 1,000 feet rather than the typical 500 feet for traditional Conditional Use Permit applications per LUC 20.20.455.H.3.b. These standards were reviewed and confirmed to have been met by the Development Services Department.

Because this project is required to create a GNAAC, there is an additional layer of public notice that is outlined in the LUC. The GNAAC's meeting operations and any documents developed through this process are required to be operated and managed consistent with the applicable requirements of the Open Public Meetings Act (Chapter 42.30 RCW) and the Public Records Act (Chapter 42.56 RCW). To comply with this standard, all of the GNAAC's agendas have been published three days prior (OPMA requires 24-hour notice) to the scheduled meeting. All of their meetings have been recorded and high level meeting minutes were published within a week of each scheduled meeting. See Attachment C for the GNAAC Agenda's and Meeting Minutes.

4. **One commenter requested that the GNAAC be permanent once they issued their end product in the form of a Good Neighbor Agreement so that they can monitor magnate areas such as the Eastgate Parking Ride, adjacent open spaces and businesses along the SE Eastgate Way.**

Response: LUC 20.20.455.G. requires that there be a GNAAC process for Homeless Services Uses. The sole purpose of the GNAAC is to foster communication between the community and homeless services providers. The GNAAC worked with the shelter provider to complete a report that was given to the Director as a supporting document for her recommendation to the Hearing Examiner. The GNAAC is not contemplated to be permanent or remain as a body after the transmittal of their report. LUC 20.20.455.G.4.b.iii requires that the GNAAC be dissolved once their work is completed. It is the end product in the form of a Good Neighbor Agreement that becomes the working document that the homeless services provider commits to implementing. See Attachment D for the GNAAC's end product in the form of a Good Neighbor Agreement.

5. **Questions have been received about the placement of a low-barrier shelter, permanent supportive housing, and affordable housing on the same site for individuals who may be in different spectrums of recovery, success and relapse.**

Response: As noted in Section IV.A above, the LUC has a specific development review process for Homeless Services Uses such as CFH's permanent shelter. CFH will provide service to men experiencing homelessness with little to no impediments for use of this overnight shelter and day center. The LUC does not regulate affordable housing or permanent supportive housing uses, categorizing them as residential or multi-family uses which are permitted outright within the Office/Limited Business District 2 land use district.

This issue was also raised before the GNAAC during their scheduled meetings. Representatives from Plymouth Housing participated in the GNAAC process on the Technical Support Team for the GNAAC. The representatives from CFH and Plymouth Housing stated during the GNAAC process that they have willingly entered into conversations regarding

operations between the two uses which will help inform their operational needs. However, this is not a formal requirement of CFH's Conditional Use development review process.

B. Public Meetings

1. City-Held Public Meetings

The City held two public meetings on this project: the first was the required Pre-Application public meeting and the second was the Conditional Use public meeting. They are summarized as follows:

Preapplication Public Meeting: This virtual public meeting was held on November 5, 2020, due to the COVID-19 pandemic. Unlike other development review processes, LUC 20.20.455.E.2 requires a pre-application public meeting so that the following may be achieved:

...to provide an early, open dialogue between the applicant, the operator, and property owners surrounding the proposed homeless services use. The meeting should acquaint the surrounding property owners with the operator and provide for an exchange of information about the proposal and the community where the use is proposed to be located. The operator should share information regarding its intended permit application (e.g., the draft standard operating procedures, draft code of conduct, and draft safety and security plan) for the proposed homeless services use. The surrounding property owners should share characteristics of the surrounding community and any issues or concerns of which the operator should be made aware.

Response: City staff prepared a presentation to discuss the development review process for homeless service uses as noted in Attachment B. Because this process requires formal community engagement via a Good Neighbor Agreement Advisory Committee (GNAAC), the components of the GNAAC were explained so that if there were interested members of the public that would like to participate in the business interest and resident positions within one mile of the site they could reach out to staff to show interest.

In addition to the above, CFH's project manager presented information regarding who CFH is, and their history of serving men who are experiencing homelessness. The site and building design was also discussed. Lastly, CFH's project manager discussed the pre-work that they have been conducting in the community in preparation for siting the shelter at this location via an Advisory Committee composed of community members from the Eastgate area. The Advisory Committee helped inform CFH in preparation for the required Pre-Application meeting.

Conditional Use Public Meeting: This meeting was also held virtually on February 4, 2021. Continued discussion occurred regarding the development review process now that the formal Conditional Use Permit application had been submitted for City review. Discussion also occurred regarding the Master Development Plan and Binding Site Plan as submitted by CFH's development partner, Inland Development. Bellevue Police Department (BPD) representatives attended this meeting to discuss the initial Meet and Confer meetings as required by LUC 20.20.455. H.3.d. to share their initial thoughts regarding CFH's Safety and Security Plan and Standard Operating Procedures. Lastly, staff reported out regarding the applications that were received for the resident and business interest categories of the GNAAC, and the process to finalize the appointments for that committee.

2. CFH Held Public Meetings

CFH held numerous public engagement meetings since their initial press release in September 2019 announcing their plans to partner with Inland Housing Alliance and Horizon Housing Alliance. See attached link: <https://www.cfhomeless.org/cfh-news-preferred-site/>. In January 2020, CFH formed a Community Advisory Group consisting of adjacent neighborhood and business representatives. The advisory committee was comprised of 17 people at its inception with 12 members remaining active towards the year end period. CFH worked closely with this advisory group for a year when they focused on the following topics:

- CFH Services Model: who will be there, who are the partners, definitions, metrics and outcomes
- Funding: building & operations
- Coordination with Bellevue Public Safety staff, Code Compliance staff and surrounding property and business owners
- Community Integration: volunteers, connections, future “GNA”
- MDP preapplication submission/process and review of related traffic impact study
- CFH Services and Space Design
- CFH Proposed Draft Standard Operating Procedures, Code of Conduct, Safety Plans
- Introduction of Plymouth Housing Group and Permanent Supportive Housing plans

The above topics informed CFH on how to address the necessary requirements for their Conditional Use Permit submittal which occurred on January 6, 2021.

VI. Changes to Proposal Due to Staff and Review

Site Design

1. CFH submitted their Process I Conditional Use Permit application prior to the filing of the MDP and BSP for this site. CFH was required to update all of their legal descriptions, site plans, etc. which noted the previous descriptions in acknowledgement of these filings.
2. LUC 20.20.455.I.4.a.iv requires designation of a smoking area a minimum of 25 feet from the site perimeter. Additional information was required about this space to denote its location which is at the southeast corner of the east building elevation which is located 7.5 feet from the south property line. This is short of the LUC requirement of 25 feet at its south property boundary. See Section XIV.D for related condition regarding the requirement for a Boundary Line Adjustment.

VII. Good Neighbor Agreement Advisory Committee (GNAAC)

LUC 20.20.455.G requires that a homeless services provider interact with a Good Neighbor Agreement Advisory Committee (GNAAC) to foster communication between the adjacent community in which the homeless services provider will operate while also identifying issues of importance early in the review process. The LUC provides guidance for what is included in GNAAC review along with member composition for the GNAAC. LUC 20.20.455.G.4 requires that the GNAAC discuss the following topics:

- 1) Site context
- 2) Design
- 3) Operations

Support for the GNAAC is supplied by a Technical Support Team comprised of neutral members with technical skills to aid the GNAAC in arriving at their end product in the form of a Good Neighbor Agreement. The LUC also provides guidance regarding member composition on the Technical Team which may be found in the Good Neighbor Agreement in [Attachment D](#). Lastly, the Good Neighbor Agreement is a non-binding document that contains the GNAAC's recommendations to the Land Use Director to inform the CUP recommendation to the Hearing Examiner.

The GNAAC's final recommendation was delivered to the Land Use Director on September 3, 2021, for consideration. The Director has reviewed the GNAAC's recommendations and identified those that will be incorporated as conditions of approval for the submitted application. See [Attachment E](#) for the identified conditions accepted by the Director and subsequent placement in Section XIV.

VIII. Technical Review

1. Transportation Department

Project Summary

The Eastside Housing Campus is located in South Bellevue just north of I-90 and east of I-405. The site was previously owned by King County and is 9.81 acres in size.

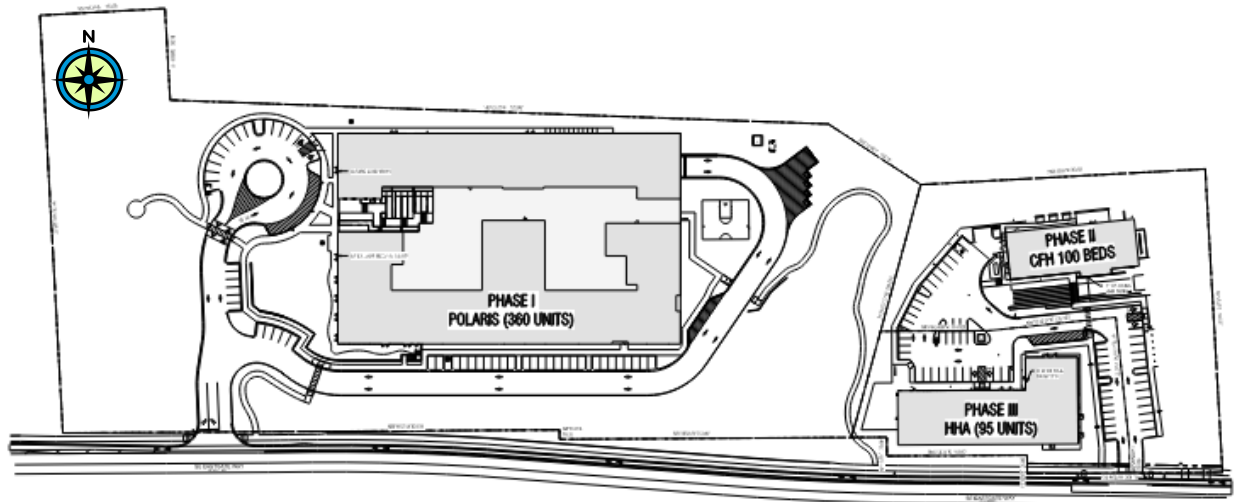


The Master Development Plan proposal is comprised of three phases, Phase II is the subject of this application:

1. Phase I (Lower Bench)
 - a. Polaris – A five story building over two levels of subterranean parking consisting of 360 units of affordable housing. There will also be 10,000 square feet of commercial space that will accommodate an early learning center as an amenity for the residents.
2. Phase II (Upper Bench)
 - a. CFH Men's Shelter – A three story building consisting of 100-shelter beds, a day center, supportive services, and administrative offices.
3. Phase III (Upper Bench)

- a. Horizon Housing Alliance Affordable Housing – A four story building consisting of 92 studio apartments to provide transitional housing to people exiting homelessness and three units for full time staff living on site.

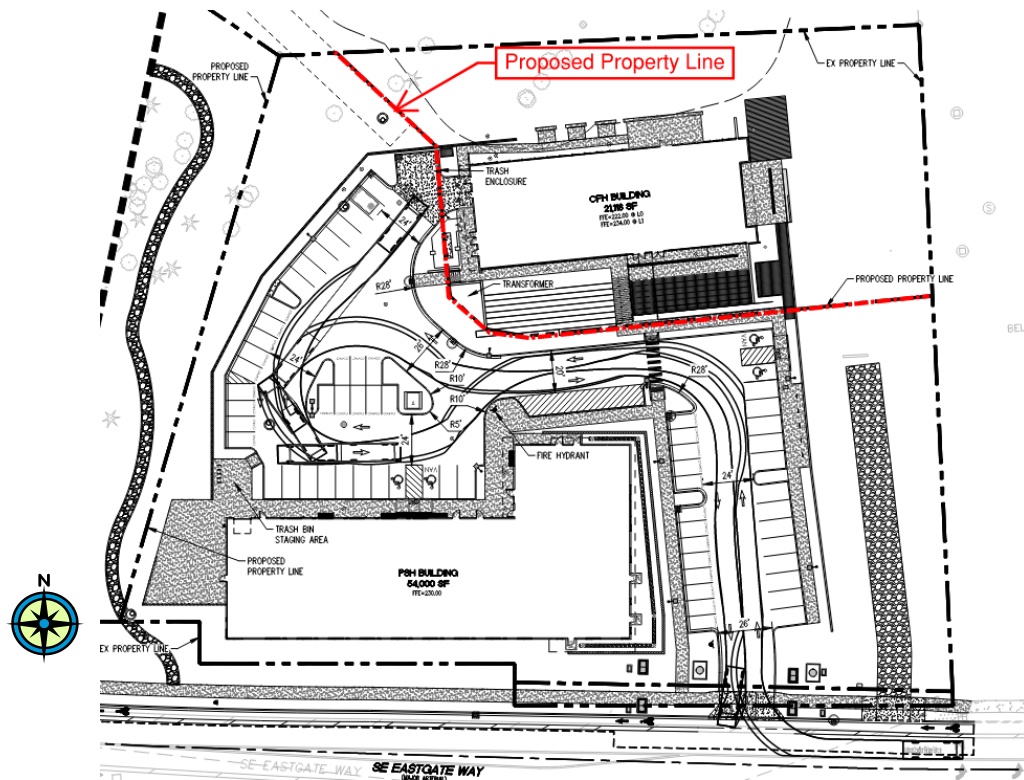
The site can be divided into two distinct and separate sections that match the phasing plan. Below is a plan of the overall site.



Phase I is constructed on the west two-thirds of the site and will have one driveway access off of SE Eastgate Way.

The second and third phases will occur on the east one-third of the property and consist of two buildings on two separate parcels. The second phase is the CHF Men's Shelter in the NE corner of the site. The third phase is the Horizon Housing Alliance Affordable Housing along SE Eastgate Way. Access for the Men's Homeless Shelter from the public road SE Eastgate Way will be provided by an easement through the Phase III Horizon Housing Alliance Affordable Housing Project. The easement to the Men's shelter will also cover the parking lot drive aisles on the Horizon Housing Alliance parcel, which serve the loading, trash pickup, and circulation needs for both projects. There will not be any internal vehicular access between the upper and lower portions of the site.

If the CFH permanent Men's Homeless Shelter is constructed first it will be required to construct additional facilities for loading, trash pickup, and parking. If due to funding Phase III is constructed prior to Phase II, those additional facilities will already be in place. The Permanent Men's Homeless Shelter will require a conditional use permit for the homeless services use on the Phase II property.



Multimodal Site Access

Vehicle Access and Loading

One new additional driveway will be constructed near the SE corner of the site to serve the Horizon Housing Alliance Affordable housing project and be shared with the CFH Shelter. The Horizon Housing Alliance Affordable Housing will be providing an access easement through their parcel to provide the CFH Shelter access to SE Eastgate Way. Within the shared surface parking lot is a hybrid hammerhead/cul-de-sac that allows larger vehicles such as those used for garbage pick up to turn around. The parking lot also provides a loop for smaller trucks, deliveries, and standard passenger cars. The facilities used to accommodate loading demands for both projects are shared across both parcels. The Horizon project will be granting easements for shared parking and loading access to the CFH Shelter. AutoTURN exhibits have been provided to the City to show that the required loading demands for both projects can be met.

Refer to Conditions of Approval regarding Vehicular Access Restrictions and Provisions for Loading in Section XIV.A of this report.

Pedestrian Access

There are existing sidewalk facilities on SE Eastgate Way that extend east from the Campus site to the Eastgate Park and Ride and beyond to the Eastgate commercial areas. These facilities consist of 6-ft wide sidewalk separated from the road by a 4-ft wide planter strip. The first phase of the Campus development will construct frontage improvements across the full length of the parcel frontage to provide a continuous sidewalk to the east and west of the site to provide access to the transit facilities and commercial areas from the site. This will consist of a 6-ft wide sidewalk separated from the road by a 5-ft wide planter strip. On the

adjacent property to the west, the Humane Society, there is 6-ft sidewalk separated from the road by a 2-ft wide planter. West of the Humane Society there is a shoulder striped as a bike lane that can be used by pedestrians headed to and from SE Richards Road. There are sidewalk facilities upon reaching SE Richards Road to the north and south.

The CFH project will be conditioned to install sidewalk facilities along the length of the Campus frontage prior to any form of occupancy.

Bicycle Access

There are existing eastbound and westbound bicycle lanes on SE Eastgate Way. The frontage improvements required along the length of this project will maintain these lanes.

Transit Service Access

The Campus is located less than ¼ mile from the Eastgate Transit Center. This facility and the adjacent freeway Flyer stop over Interstate 90 at 142nd Avenue SE is served by a wide variety of routes which includes connections to Downtown Seattle, the Issaquah Transit Center, and the Bellevue Transit Center. Each of these areas serves a significant number of additional routes. By 2023 light rail will also be an additional option with a planned station located two miles west of the proposed project on SE Bellevue Way that can be accessed via transit from the Eastgate Transit Center.

Transportation Infrastructure

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

Refer to Condition of Approval regarding Transportation Infrastructure requirements in Section XIV.C and D of this report.

Project Phases and Improvements

The parking, loading, trash pickup, and circulation requirements for the CFH project are being fulfilled on the adjacent Horizon Affordable Housing project. CFH will be required to construct a portion of these facilities within an easement from Horizon to fulfill their parking, loading, trash pickup, and circulation requirements.

Refer to Condition of Approval regarding Civil Engineering Plans – Transportation, Building and Site Plans – Transportation, and Transportation Infrastructure requirements in Section XIV.B of this report.

Right of Way Dedication and Easements

Horizon shall provide an easement to CFH Shelter for access to SE Eastgate Way and for the internal private road prior to Clear and Grade (GD) and Building Permit (BB) issuance. **See Section XIV.B and C for related Conditions of Approval.**

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Refer to Condition of Approval regarding Right-of-Way Use Permit in Section XIV.B of this report.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Refer to Condition of Approval regarding Pavement Restoration in Section XIV.D of this report.

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080.

Refer to Condition of Approval regarding Transportation Management Program in Section XIV.C and D of this report.

Refer to Condition of Approval regarding Transportation Impact Fee in Section XIII.C of this report.

2. Utilities Department

The development proposed for this application has been reviewed on a conceptual basis and can feasibly construct water, sewer and storm facilities under current Utility codes and standards without requesting modifications or deviations. Major changes to the design may cause delay in approval of future utility construction permits. **Refer to Section XVI.A for Condition of Approval regarding Preliminary Design, Utility Codes and Engineering Standards.**

3. Fire Department

The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal.

4. Clear and Grade Division

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the design review application. Approval of this design review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76). **See Section XIV.B for condition regarding clearing and grading permit.**

5. Police Department

In compliance with LUC 20.20.455.H.3.d, Bellevue Police Department (BPD) held several Meet and Confer meetings with CFH with the sole purpose of reviewing the submitted safety and security plan. The following is an overview of this review:

In December 2020, CFH petitioned the City of Bellevue for a Conditional Use Permit to build a shelter on a portion of former King County property in the 13600 block of SE Eastgate Way. CFH's Eastgate proposed shelter is intended to provide a safe environment 24 hours a day every day of the year for men experiencing homelessness. Their proposed design plans to serve as an enhanced, low-barrier shelter with sleeping accommodations available for up to 100 residents along with a services center providing a safe place for men during the day.

The LUC required CFH to develop and propose a safety and security plan. The LUC requires that CFH develop this plan with assistance and input from BPD. Assigned staff from BPD and CFH met to review CFH's initial submittal virtually on several different occasions to ensure their plan met the Safety and Security requirements of the LUC. Additionally, BPD staff trained in crime prevention reviewed the CFH plans to confirm that the shelter's exterior design aligned with Crime Prevention Through Environmental Design (CPTED) principles.

The LUC also required CFH to participate in a facilitated process involving community stakeholders potentially affected by the proposed shelter location. This process is called the Good Neighbor Agreement Advisory Committee (GNAAC), and Captain Dave Sanabria participated as a Technical Advisor to the GNAAC. The

GNAAC provided CFH and community stakeholders multiple opportunities to meet and discuss recommendations that were provided to the Land Use Director for consideration when reviewing the permit request. BPD has determined from its review of CFH's proposal that it meets or exceeds the safety and security elements outlined within the LUC.

BPD Recommendations to Development Services Development

The CFH internal/site security plan includes the following:

- CFH operates as a “low-barrier” shelter, meaning they focus on bringing men “in” rather than keeping them “out.” They establish behavior-based expectations of clients to maintain both their safety and the safety of the community.
- CFH does attempt to identify each person trying to access services at their facility. They do not require ID to gain access to services. CFH screens all newcomers for sex offender status at intake through the King County Sex Offender Registry and approximately every six months after that if the client continues to seek services.
- CFH will maintain 24/7 staffing and video surveillance of entrance and exit points to and from the Center. People seeking to access the shelter will be directed to a staffed reception and main entrance through signage, primary pathways, and the use of restricted access doors/gateways. CFH staff shall call BPD whenever the following situations occur:
 - ✓ A crime is occurring.
 - ✓ A person arrives at the shelter with a weapon that he refuses to take off-site or surrender. CFH staff will determine whether to contact BPD based on the type of weapon and the behavior of the person.
 - ✓ CFH will provide a list of other shelters that could accommodate a person ineligible for services at CFH due to sex offense registry requirements. CFH staff will notify the BPD Detective responsible for Sex Offender Registry when a subject presents at the shelter who is required to register as a sex offender and has not done so.
- CFH has a history of regular collaboration and coordination with the BPD. This coordination includes compliance with parole, probation, or community custody conditions, including but not limited to any residency restrictions. Emergency life/safety issues shall prompt a call to 911 by CFH staff, clients, or both. If CFH suspects any danger is present to the broader community, a staff member will call the police. This information will be tracked and reported to BPD at a minimum during quarterly meetings.
- The staff at CFH will assist the clients with adhering to the Code of Conduct, and an open channel of communication will continue with the staff at BPD. The CFH staff will promptly notify BPD of any suspected crimes that have occurred.

- CFH staff will be responsible for monitoring the Perimeter Area parking lot, smoking areas, and outside gathering spots on an ongoing basis, with a patrol of these areas scheduled to take place every 30 minutes outside of sleeping hours. Staff will partner with CFH clients to patrol open spaces and surrounding vegetation to pick up trash and dispose of any stashed items around the property. **See Section XIV.E for Related Condition Pertaining to On-going Operational Requirements.**

Crime Prevention Through Environmental Design (CPTED)

- CFH incorporated CPTED principles throughout the design phase of their project. Bellevue PD staff trained in CPTED principles reviewed those designs and determined that they comply with plans that support safety and security. BPD staff evaluated the plans by the following principles:
 - Natural Surveillance
 - Territorial Behaviors
 - Natural Access Controls
- CPTED is not a one-time evaluation. Evaluation of vegetation and lighting continues to take place post-construction. CFH will address any issues identified. CFH will upkeep the facility and grounds around the facility, including controlling vegetation and maintaining lighting levels so that areas remain visible. Few undesignated places exist for people to hide from public view, and cameras are not blocked. **See Section XIV.E for related CPTED condition.**
- CFH will retain video surveillance footage for 30 days and make it available to the Police Department as necessary to support an active threat incident or investigation of a criminal matter. **See Section XIV.E for related condition regarding video surveillance.**

Magnet Areas

CFH participated in the Good Neighbor Advisory Action Committee (GNAAC) process with stakeholders from the community. The BPD participated on the Technical Support Team as an advisor to the GNAAC. CFH and the GNAAC identified specific magnet areas (e.g., greenbelts, parks, libraries, transit facilities, etc.) potentially affected by CFH.

- The Magnet Areas are defined as:
 - ✓ The neighboring businesses located immediately west and east of the CFH shelter on SE Eastgate Way.
 - ✓ The green belt area located to the north and northeast of CFH.
 - ✓ The Eastgate Park and Ride.
- CFH will participate with BPD, surrounding neighbors and other health and safety responders to help manage disruptive behavior, loitering, panhandling, and unpermitted camping in the perimeter area of their property. CFH will

assess and take timely action in response to being alerted to potential issues in off-site magnet areas. Action may include but not be limited to notification of public health and safety officials or direct staff outreach.

Loitering and Panhandling

- CFH commits to prohibiting loitering, panhandling, and unpermitted camping in the perimeter area of the CFH property through regular patrols.
- BPD will patrol identified magnet areas around CFH to address violations of the Bellevue City Code, including aggressive panhandling, trespass, and other crimes according to our policy and procedures. Individuals affiliated or receiving services from CFH and identified by BPD as engaged in these activities will be addressed in regular meetings CFH and BPD.

Deployment of police resources

The Bellevue Police Department (BPD) will conduct proactive patrolling and respond quickly to any issues that require attention at this location. The site is located within police District 5, and there is always at least one officer assigned to the immediate area (when shifts overlap, more officers are working that district simultaneously).

- The Factoria substation officer will be a point of contact and available to handle CFH-related matters; however, District 5 officers will respond to 911 calls for service that require an immediate or exigent police response.
- All District 5 officers will be required to patrol CFH and the surrounding neighborhoods during their discretionary time (when they are not actively responding to calls or investigating crimes).
- CFH Staff will maintain a daily logbook of activity and incidents that occur at the shelter. **See Section XIV.E for Related Condition Pertaining to On-going Operational Requirements.** Incidents that require police, fire, or medical services are logged and reported as well. The Sector Captain will be responsible for reviewing and comparing the CFH logbook with Computer Aided Dispatch (CAD) which tracks calls for service at the shelter and in the magnet areas around the location to identify trends and prepare responses as necessary.
- The BPD Bicycle Patrol Team, when staffed, will patrol the magnet areas around CFH. They have excellent ability to cover large areas of ground quickly, including school campuses and trails.
- In the event of a serious law enforcement incident at CFH or the surrounding neighborhood, BPD can respond in full force with multiple officers. If the situation is dire, we can get immediate back-up from our Mutual Aid partners.
 - CFH will work with BPD to develop active threat plans for the building and surrounding property in the event of an active threat incident at the location. **See Section XIV.E for Related Condition Pertaining to On-going Operational Requirements.**

A vital element of the safety and security plan is timely, thorough communications with all of the partners in this endeavor: CFH staff, clients, the neighbors in the surrounding residences and businesses, the code compliance officials, and public safety officials. BPD cannot address those situations that they are not made aware of. Once notified of a potential criminal situation, BPD will act swiftly, respectfully, and responsibly to the matter at hand and resolve it. If BPD fails to respond to a problem adequately, the citizens, CFH clients, and CFH staff can notify the Patrol Major or South Sector Captain to address the matter.

IX. State Environmental Policy Act (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA. Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards, and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. These impacts will be mitigated to less than significant through exercise of Code authority as well as through project-specific Conditions of Approval contained in Section XIV of this report.

TRANSPORTATION

Long Term Impacts and Mitigation

The City has prepared a traffic forecasting model for the 2030 horizon year to assess cumulative impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. The traffic modeling shows that all of the MMAs would meet both standards. This project proposes to add a maximum net increase of 28 trips in MMA 10, consisting of a 100 bed shelter and day center. This level of development is within the assumptions of the City's traffic modeling and does not require additional mitigation from that which is conditioned in this staff report.

In addition, transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City.

Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. This project appears to meet one of the exemption criteria listed in the traffic impact fee code. Supporting documentation will be required at the time of building permit issuance to have these fees waived.

Refer to Condition of Approval regarding Transportation Impact Fee in Section XIV.C of this report.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The CFH Shelter and Day Center project has provided documentation that they are exempt from the City's concurrency and under the 30-trip threshold, therefore concurrency was not run.

Short Term Operational Impacts and Mitigation

The CFH Shelter and Day Center is one of three phases in a master redevelopment plan. Each phase will consist of one single building on each of the three parcels. Phase I, Polaris at Eastgate Affordable Housing, will be a single building consisting of 360-unit multi-family project that will also house a 10,000 sf early learning center (daycare). It will have a separate and direct access out to SE Eastgate Way. Phase II of the Permanent Men's Homeless Shelter and Day Center will be a 3-story building consisting of 100 shelter beds, support services and administrative offices. Phase III, Horizon Housing Alliance Affordable Housing, will be a 4-story building consisting of 95-multi-family transitional housing units and on-premises staff.

A TIA was prepared for the MDP and the CFH Shelter Conditional Use Permit by Transpo Group dated October 2020 to analyze traffic operations for the MDP. The project trips were calculated and documentation was provided showing the CFH Shelter project to be exempt from concurrency per BCC14.10.020. The Phase two permanent Men's Homeless Shelter is a privately operated not-for-profit social services facility that is exempt from traffic impact fees.

The Traffic Impact Analysis for the Campus development reviewed the operations of seven existing intersections:

1. Factoria Boulevard SE/SE 38th Street/I-90 EB Off-ramp
2. Richards Road/SE Eastgate Way /I-90 WB On Ramp
3. 139th Avenue SE/SE Eastgate Way
4. 140th Avenue SE/SE Eastgate Way
5. 150th Avenue SE/SE Eastgate Way
6. 150th Avenue SE/SE 37th Street
7. 150th Avenue SE/SE 38th Street

All intersections will operate at LOS D or better. The first phase Polaris project will be constructing pedestrian facilities across the frontage of the project. The sidewalk will be separated from the road

by a planter strip and include new curb, gutter, and a buffered bike lane. No intersection or capacity improvements have been identified.

Amendments to Environmental Checklist

The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the proposed project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, and other construction codes adequately mitigate expected environmental impacts except as noted below. The following amendments to the Environmental Checklist are needed. These impacts will be mitigated through exercise of code authority as well as through project-specific conditions of approval, contained in Sections XIV A, B, C, D and E for related conditions.

A. AIR QUALITY

During construction, emissions to the air will be released by construction vehicles and heavy equipment.

Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust. These are standard practices imposed on the Clearing & Grading permit. (Bellevue City Code 23.76)

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. **Refer to Section XIV.A for Condition of Approval regarding Air Pollution from Construction Vehicles and Equipment.**

B. UTILITIES

1. Surface Water

Sunset Drainage Basin encompasses the site and drainage that does not infiltrate will discharge to the public drainage system in SE Newport Way which eventually discharges to Lake Washington. The existing historic drainage path is proposed to be maintained and additional runoff is required to be controlled and treated prior to discharge. Washington State Department of Ecology Minimum Requirements 1-9 will apply to the site

2. Water

Domestic water for the site will connect to a 12" main extension located in SE Newport Way. There is adequate capacity in the water mains to supply the site with domestic water.

3. Sewer

Domestic sewer for the site is available to an existing sewer main located in a public easement directly north on 13351 SE 32nd St. A private offsite sewer easement will be required to connect to the sewer system.

C. NOISE

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code may be granted pursuant to 9.18.020C.1 & 2. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off and are required to be done at night by the Utility Department)
- Work to accommodate transportation mitigation
- Required evening haul routes

Work that has been previously determined by sound level monitoring is not to exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities. **See Section XIV.A for related condition for construction noise.**

Interior Noise Levels: The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met. **See Section XIV.D for related condition regarding Interior Noise Levels.**

X. LUC 20.25C.050, SITE AND BUILDING DESIGN GUIDELINES, OLB-2 DISTRICT

A. DESIGN GUIDELINES – CHARACTER & SITE

Purpose. These guidelines address the qualities that make the OLB-2 District unique. They describe what makes an area a special, distinct “place,” not simply a group of individual building and streets.

1. Integrate the Natural Environment.

a. Intent. Integrate new landscape areas, natural drainage/LID features, sustainable design elements and green open spaces into site design. Reinforce existing linkages and orient building to the existing natural and landscaped features of the surrounding area.

b. Guideline. Site and building design should capitalize on existing elements of the natural environment, such as parks and open spaces trails, and critical areas. Designs should also integrate new natural features, such as street trees, natural drainage systems and open space amenities for residents, employees, and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

Response: As noted above in Section II.A above, the campus contains critical areas across the site. CFH's structure placement on Lot 2 lies within the buffer area of a Type IV wetland at its northern property boundary. The impacts to the critical areas have been reviewed and analyzed under previous approval 20-112548 LO.

To fulfill the MDP conditions of approval regarding wetland mitigation, CFH will be responsible for enhancing this buffer area per the approved plans developed by the Watershed Company. CFH will replant the site outside of these buffers with their proposed landscaping plans to enhance the site while also implementing the Crime Prevention Through Environmental Design (CPTED) as reviewed by BPD.

2. Promote Architectural Compatibility.

- a. Intent. New buildings should contribute to the quality and character of the area.*
- b. Guideline. Buildings should relate to nearby buildings, with similar design characteristics. Some degree of variation in architectural elements is encouraged to create a sense of growth and development over time. The building's form, materials and colors should enhance the area's overall character.*

Response: The proposed building design for CFH will be compatible with the adjacent structures located within the Eastgate Housing Campus. CFH is proposing a three story building while Polaris @ Eastgate is proposing two six-story buildings while Horizon Housing Alliance is proposing a four-story structure. The various building heights along with the proposed building forms will create a diverse and interesting residential campus profile in an area marked by office and industrial uses. The proposed colors are complementary to one another to further define this area visually. Lastly, no signage information has been provided with this application. The applicant will need to apply for a separate sign permit application for future installation of signs.

See Section XIV.A for related sign condition.

3. Promote Community Gathering.

- a. Intent. A comfortable, well-designed site provides an inviting and attractive area for community gathering.*
- b. Guideline. Gathering spaces are well-defined, inviting, secure, and attractive. They provide space for both active use and areas of respite for employees, general public and visitors to the site. They provide space to enjoy the natural environment with weather protection. All gathering spaces should be easily and safely linked with pedestrian access from and through the development.*

Response: CFH has designed four areas for community gathering that will allow residents an area of respite from the interior of the building. The first patio is linearly shaped along the north building façade. East of this location is an elevated pedestrian gathering space for residents that provides an overlook to the planned north/south walkway. The designated smoking area will be located directly south of this overlook on the east façade. Lastly, the applicant has designed a community space that will allow outdoor meetings in the form of a vegetated amphitheater at its south building façade.



View north of East and South Building Facades

4. Build Compatible Parking Structures and Lots

a. Intent. Use design elements to enhance the compatibility of parking structures with the urban streetscape.

b. Guideline. Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints there are sidewalk facing parking structures, the frontages facing the sidewalk should be designed to appear like any other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation as defined by Mechanical Code.

Response: CFH and Eastgate Housing Alliance, LLC will share 64 surface parking stalls, there will not be any parking structures associated with this project. The majority of these stalls will be shielded from view from SE Eastgate Way while those stalls which are located adjacent to the entrance located at southeast corner of the MDP will have some visibility to this roadway. The proposed landscaping will provide a modicum of visual mitigation to the area as well.

B. Pedestrian Emphasis Guidelines. Purpose. The pedestrian emphasis guidelines promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and gathering places.

Enhance the Pedestrian System.

a. Intent. Prioritize the pedestrian by eliminating barriers and ensuring that walking routes are convenient, direct, and pleasant.

b. Guideline. Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, cafe tables and chairs, permanent planters, tree grates, waste and recycling receptacles, mechanical equipment, or other obstructions and clutter.

Response: Pedestrian movement east/west has been planned to and through the Campus from Lot 1 east to the upper bench of Lots 2 and 3. Pedestrian connections have been provided to the south to connect to SE Eastgate Way to allow pedestrian movement east to the Eastgate Park and Ride. Pedestrian movement west to Richards Road is not continuous for pedestrians. However, it is on the City's Capital Improvement Program, and is noted as TFP – Project 247. This project is currently unfunded but the GNAAC, in their recommendations encourages the development of this continuous sidewalk so that residents for the Eastgate Housing Campus may safely walk east/west along SE Eastgate Way. See Attachment D for Recommendations Dependent upon Others within the Good Neighbor Agreement.

C. Architectural Guidelines. Purpose. The architecture guidelines promote high-quality development while reinforcing the area's sense of place by encouraging innovative design, construction techniques and materials that reflect local character.

1. Provide Interesting Building Massing.

- a. Intent. Use architectural features to break down the mass and scale of buildings to create a comfortable sense of enclosure with an uninterrupted street edge.*
- b. Guideline. The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by projections and indentations. This allows an overly large building to appear as multiple smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the public.*

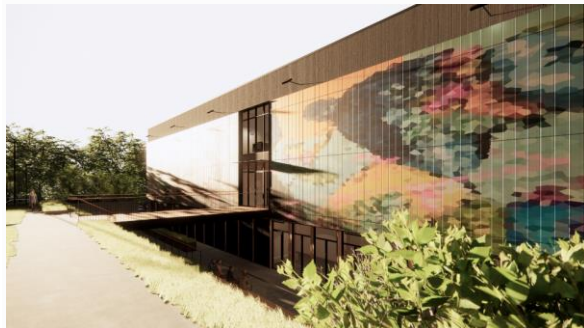
Response: CFH has proposed a three story facility to house its day center, shelter and administrative offices. A mural has been proposed on the it's the south building façade (levels two and three) to create building identify and create additional design interest on the campus. The proposed mural will surround a curtain wall to allow generous lighting into the facility. The applicant is proposing a mural on the south building façade that is currently undefined at this time. CFH will be conducting an RFQ process in the near future to select a muralist and then engage in a community process to design the final image. CFH will need to file a Land Use Exemption (LUX) to this submitted application once a mural design is agreed upon for staff review and approval. Additionally, if CFH makes design changes to this proposal, a LUX will be required for those modifications as well. See Section XIV.A for related condition.

CFH has proposed an elevated pedestrian bridge will further enhance this façade to create a focal entry point into the facility at the second floor of this facility. The curtain wall continues to the first floor level of this façade at the southeast corner of the building. This area interfaces with the proposed amphitheater at this level. There is also a generous overhang from the second floor above that will provide a modicum of weather protection for residents and staff. In regards to the roof level, all proposed mechanical equipment will be screened from public view.

2. Create Attractive Building Silhouettes and Rooflines.

- a. Intent. Building rooflines should enliven the pedestrian experience, provide visual interest with details that create forms and shadows, and create a distinct identity.*
- b. Guideline. A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry. Roof massing should be simple yet contain elements of architectural detailing and have some level of articulation.*

Response: CFH's three-story building has been designed to provide interesting building silhouettes and rooflines. The upper two floors have been designed to extend over the first floor to create underbuilding weather protection for those utilizing the first floor area. The primary building entry takes place at Level 2 on the south building façade with a resident gathering space beneath this area in the form of tiered amphitheater on the first floor. Curtainwalls have been proposed for a portion of the second and third stories of the south building façade while traditional windows have been planned at the first floor of the south building façade along with the east, west, and north elevations. Lastly, regarding the roof line, the proposed mechanical equipment will be screened from public view with a complementary metal screen wall of a similar color scheme as the building body color.



View of South Building Elevation



Tiered Vegetated Amphitheater – First Floor

3. Design Welcoming Entries.

- a. Intent. Design entries appropriate to their purpose that contribute to the graceful transition between public and private realms.*
- b. Guideline. Architectural detail should be used to help emphasize the purpose of the building entry and to bring life and vitality to the street.*

Response: CFH's permanent men's shelter has been designed to provide its primary entry from the south building façade over a planned pedestrian bridge as noted below:



Primary Building on South Building Facade

The pedestrian bridge emphasizes the pedestrian entry to the building while visually accentuating the importance of this entry while creating a gracious entry into this facility. Additionally, weather protection has been provided to shield residents from inclement weather conditions. The provided foyer is intended to provide an area of privacy for residents entering the building to avoid lines that extend to the exterior of the building which fulfills LUC 20.20.455.1.2.c.,i – ii to provide both privacy and weather protection.

4. Promote Visually Interesting and Inviting Windows.

a. Intent. Windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.

b. Guideline. Windows should add activity and variety at the street level, providing views both in and out. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

Response: CFH's permanent men's shelter has been designed with curtain walls at its second and third stories of the south building façade to visually focus users of the facility to this primary building entry. Traditional window fenestration is proposed for the remainder of the facility to allow sunlight penetration into the facility. However, the placement of these windows will provide visual interest from staff working in these spaces with views of adjacent vegetation.

XI. Applicable Conditional Use Decision Criteria

Conditional Use: The Director may approve or approve with modifications an application for Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30B.140. After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Conditional Use decision criteria:

1. The Conditional Use is consistent with the Comprehensive Plan.

This proposal is located within the Richards Valley Subarea Plan. The Comprehensive Plan designation for this site is Office Limited Business, which is consistent with the zoning classification of OLB-2 for this property.

Richards Valley Policies:

Policy S-RV-1: Enhance the natural environment within the industrial area by encouraging redevelopment to consider natural features in site design, including but not limited to reducing impervious surfaces, improving the functions of wetlands and stream corridors, incorporating natural drainage features, retaining trees, and restoring vegetated corridors.

Policy S-RV-7: Retain and enhance existing vegetation on steep slopes, within wetland areas, and along stream corridors to control erosion and landslide hazard potential and to protect the natural drainage system.

Response: The MDP submitted by Polaris @ Eastgate responds to the policies above by concentrating development in the already disturbed areas of the campus. All of the building and site development will occur in these areas. No direct development impacts will occur to Sunset Creek and its associated floodplain. Additionally, the applicant will be retaining trees and their associated understory materials with the exception of invasive materials to maintain a substantial amount of existing vegetation.

The site will be landscaped throughout the campus with each phase as noted on the submitted landscape sheets for this project (L-100 to L-200) shows compliance with the LUC. Prior to Certificate of Occupancy of this project, the applicant will be required to submit landscape and maintenance devices for the installed landscaping. **See Section XIV.D for related conditions regarding landscape installation assurance device and landscape maintenance device.**

Policy S-RV-11: Develop a safe integrated on and off-street nonmotorized system emphasizing connections to schools, parks, transit, and other parts of Bellevue.

Discussion: Richards Valley needs many nonmotorized improvements. These include better access to the schools, parks, and transit service. Because of its central location to other parts of Bellevue (such as Downtown, and the Kelsey Creek and Mercer Slough Parks), it is important for the off-street trail system to connect safely to the on-street facilities.

Response: The Campus contains 1,200 lineal feet of pedestrian path from Phase I development in the lower bench up to Phases II and III on the upper bench. A north/south pedestrian path will be provided to SE Eastgate Way within Puget Sound Energy and Olympic Pipeline easements that run north/south at the eastern property boundary of this site.

In addition to the above, frontage improvements along SE Eastgate Way will improve connections for pedestrians and bicyclists. Currently, there is no pedestrian sidewalk in front of this parcel as shown below:



Policy S-RV-27: Encourage the retention and enhancement of special features such as unique open spaces, landmarks, and viewpoints. *Discussion: In Richards Valley the stream and wetlands qualify as unique open space, the railroad trestle as a landmark and the view from Woodridge School grounds as a designated viewpoint.*

Policy S-RV-28: Encourage the retention of vegetation during the clearing, grading, and construction.

Response: The MDP responds to this policy by retaining and minimizing development impacts to Sunset Creek and off-site wetlands near the northeast corner of this campus. Proposed development on this site has been placed in the already disturbed areas of this site. Specifically, CFH's building footprint will be located within the Type IV wetland buffer that is off-site. However, with the approval of the MDP and CALUP, mitigation will be provided to the wetland buffer north of CFH's facility as noted earlier in this report.

Land Use Element

Policy LU-6: Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Policy LU-15: Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

Policy LU-27: Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Response: With the submittal of the MPD for the Eastgate Housing Campus, Polaris @ Eastgate has nearly maximized the development potential of this site. The submitted proposal also addresses the MDP requirement regarding advance planning for structure placement. The MDP provided an opportunity to provide multiple housing types on one campus, affordable housing, supportive house, and the subject of this proposal, shelter housing. Through the MDP issues around connectivity across the site were also resolved creating a seamless experience for the community to move across the site in a safe and efficient manner.

Housing Element

Policy HO-2: Promote quality, community-friendly multifamily development, and mixed-use development, through features such as enhanced open space and pedestrian connectivity.

Response: The Eastgate Housing Campus will provide an east-west pedestrian connections to the upper and lower benches on-site. It also provides north-south pedestrian connections to SE Eastgate Way for connections to existing bus stops and the Eastgate Transit Center.

Policy HO-11: Encourage housing opportunities in mixed residential / commercial settings throughout the city.

Policy HO-21: Address the entire spectrum of housing needs, including the need for housing affordable to very low, low, and moderate-income households, through the city's affordable housing programs.

Response: The Eastgate Housing Campus will provide affordable housing to residents at differing stages of housing need. The OLB-2 land use district is a mixed-use land use district that permits multifamily development outright while the permanent men's shelter submitted by CFH requires a Process I Conditional Use Permit subject to the provisions of LUC 20.20.455, Homeless Services Uses.

360 units of housing on the Campus will be devoted to individuals who meet the 60 percent of AMI. In addition, the placement of a permanent men's shelter on this campus fulfills a City

Council priority of “working towards an Eastside solution for a permanent location for men’s winter homeless shelter.” This priority echoes the Council’s 2014 Diversity Advantage Plan, which includes an action item for “supporting the establishment of a year-round homeless shelter on the Eastside.” The City has hosted CFH at interim locations since the winter of 2008, shifting to a year-round model in 2019. Currently, CFH is at an interim location at the Lincoln Center that is owned by the City of Bellevue for a 100-bed men’s shelter at 515 116th Avenue NE. Obtaining approval for this submitted application, moves the City forward in fulfilling the above Council priority for a permanent men’s shelter.

Lastly, the location of the Eastgate Housing Campus lends itself to convenient access to nearby transit from the Eastgate Park and Ride along with nearby access to Factoria for services and goods.

Policy HO-22: *Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing.*

Policy HO-24: *Develop and implement an effective strategy to ensure affordable housing opportunities are available in Downtown and throughout the city at a range of affordability levels. Monitor quantity, types, and affordability of housing achieved for potential unintended consequences and to determine if the need is being met.*

Response: The City of Bellevue is a member of ARCH which is a consortium made up of multiple eastside cities with the idea of pooling funds to advance and support the creation of affordable housing on the Eastside. Each of the applicants on the Eastside Housing Campus has their own individual funding considerations which ARCH may or may not be funding.

This project is consistent with Policy HO-24 by developing affordable housing outside of the Downtown so that it may be available throughout the City

Human Services Element

HS-18: Support an intentional location community response to homelessness with housing and supportive services provided to families, youth and single adults.

Response: The provision of this shelter will help fulfill the City’s goal of providing a shelter location for men experiencing homelessness

2. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

See Section III for a description of the site and building design. The proposal meets these criteria as it has been sensitively designed to blend in with the proposed uses on the Eastgate Housing Campus Master Development Plan. The proposed colors and materials will complement the adjacent multi-family units on Lots 1 and 3. It also fulfills the OLB-2 design guidelines as noted in Section X above.

3. The Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.

The site will be served by adequate public facilities including fire protection and utilities. The proposed project requires a Conditional Use Permit, the subject of this report. The Land Use Code, Section 20.30B.140, lists five decision criteria for approving an Conditional Use Permit. Criterion C states, "The conditional use will be served by adequate public facilities including streets" Criterion D states, "The conditional use will not be materially detrimental to uses or property in the immediate vicinity" The Transportation Department recommends approval of this Conditional Use Permit on condition that transportation infrastructure improvements and traffic management policies described in this report are implemented. **Refer to Sections XIV. A, B, C, D, and E for related conditions.**

4. The Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

As conditioned, construction of CFH's permanent men's shelter will not be detrimental to uses or property in the immediate vicinity of the property. The Campus where this shelter will be located envisions multiple different housing types within the master site adding to the housing options in the Eastgate neighborhood. The CFH shelter is subject to the LUC 20.20.455, Homeless Services Uses for shelters. CFH has complied with those standards as noted below in Section XII. Additionally, CFH has diligently worked with the adjacent neighborhood via the required GNAAC and their previous advisory group to arrive with its end product as depicted in this application.

Impacts to existing adjacent uses have been contemplated during the GNAAC meetings and discussions around the issues of the shelter's context, design and operations. The intent of the GNAAC's recommendations above are intended to reduce impacts to adjacent uses in the vicinity of this proposal by levying conditions through this approval. The GNAAC reviewed CFH's Standard Operating Procedures, Safety and Security Plan and Code of Conduct which was submitted with this application. Additionally, the Director has reviewed the submitted Good Neighbor Agreement and concurs with most of its recommendations so that they may be conditions of approval for this Process I Conditional Use Permit. **See Attachments D and E and Sections XIV.D and E for related Conditions of Approval from the GNAAC regarding Context, Design and Operations.**

5. The Conditional Use complies with the applicable requirements of this Code.

The proposal as submitted, fulfills the requirements of LUC 20.20.455 as noted below in Section X for homeless services uses

Conditional Use Permit (LUC 20.20.455.D.2, Approval Process): As discussed in Section I of this report, a Conditional Use application is required for homeless services uses. With the submittal of this application, CFH has fulfilled the LUC requirement for a Conditional Use application.

XII. Homeless Services Uses Decision Criteria

The City may approve or approve with modifications a development agreement or Conditional Use Permit application for a homeless services use and design if the applicant demonstrates that:

1. The proposal complies with the Conditional Use Permit decision criteria of LUC 20.30B.140;

Finding: As discussed above in Section XI, the project complies with the decision criteria for a Conditional Use Permit decision.

2. The proposal complies with the applicable requirements of the BCC;

Finding: The applicant has applied for the required Conditional Use Permit and Homeless Services Uses requirements in order to site a permanent men's shelter on Lot 2 of the Eastgate Housing Campus Master Development Plan. The applicant has also applied for necessary ancillary permits to complete required improvements in order to construct this proposal per the applicable Bellevue City Codes. Based upon the submittal of these applications, the applicant has complied with this regulation.

3. The proposal includes a standard operating procedure plan meeting the requirements of subsection F2.e of this section;

Finding: CFH has submitted their standard operating procedures (SOP's) for staff review and approval by Land Use and BPD. The SOP's were found to comply with this section of the LUC. See Attachment F for SOP's.

4. The proposal includes a code of conduct meeting the requirements of subsection.2.f of this section;

Finding: CFH has submitted their Code of Conduct for staff review and approval by Land Use and BPD. The SOP's were found to comply with this section of the LUC. See Attachment F the Code of Conduct.

5. The proposal includes a safety and security plan meeting the requirements of subsection F.2.g of this section and incorporating the feedback provided by the Bellevue Police Department;

Finding: On September 20, 2021, BPD submitted the results of their Meet and Confer meetings with CFH. The purpose of these meetings per LUC 20.20.455.H.3.d is to provide direct contact with BPD so that they may provide input and comments on the draft safety and security plan so that it may be finalized with BPD oversight. As stated earlier in this report, BPD held several virtual meetings with CFH staff in the fall/winter of 2020 so that they could submit their draft safety and security plan with their Conditional Use submittal on January 6, 2021. BPD continued to work with CFH along with the GNAAC to arrive at a final plan for this facility. CFH finalized the plan on September 9, 2021, based upon comments from BPD and the GNAAC. See Section VIII.5 for BPD response to this application.

6. The facility design input of the GNA Advisory Committee developed pursuant to Table 20.20.455.G.4 has been integrated into the homeless services uses to the maximum extent feasible; and

Finding: As discussed earlier in this report, the GNAAC concluded its work on September 1, 2021. Their recommendations were sent to the Land Use Director to inform her of potential conditions of approval for CFH's Conditional Use application. The matrix shown in

Attachment E notes the GNAAC's recommendations that have been accepted by the Land Use Director for incorporation into this report.

7. The proposal addresses all applicable design guidelines and development standards of this section and any applicable land use district overlay in a manner which fulfills their purpose and intent.

Finding: The applicant has complied with the design guidelines for the OLB-2 land use classification as noted in Section X of this report. Additionally, the applicant has also complied with the design guidelines for Homeless Services Uses as noted in LUC 20.20.455.J.1 – 3 for Context, Crime Deterrence and Common Areas as noted below:

Context.

- a. Architectural elements should enhance, not detract from, the area's overall character;*
- b. Incorporate architectural elements at a scale and location that ensures detailing is proportionate to the size of the building; and*
- c. Use forms, proportions, articulation, materials, colors and architectural motifs that are suggested by and complement adjacent building and/or the intended vision for the area where the homeless services use is located.*

Finding: See Sections III and X for a description of the site and building design. The proposal meets these criteria as it has been sensitively designed to complement the proposed colors and materials proposed on Lots 1 and 3 within the Master Development Plan.

Crime Deterrence. The design of any homeless services use should incorporate Crime Prevention Through Environmental Design (CPTED) principles and use available technology to deter crime. Examples include:

- a. Visibility of entrance and exit points to and from any structure housing a homeless service use;*
- b. Open and well-lighted pedestrian connections between the homeless services use; accessory parking, transit services and other supportive services in the area; and*
- c. Video surveillance of entrance and exit points to and from any structure housing a homeless services use.*

Finding: BPD has reviewed and approved the site and building design for CFH's homeless services uses. BPD found the design to be consistent with best practices of CPTED design as noted in Section VIII.5 of this report.

Common Areas. Common areas should enhance resident enjoyment through inclusion of features such as libraries, roof decks, patios and gardens.

Finding: CFH has designed their facility to contain four main areas for gathering: the first is located along the north building façade, two patios are located along the east building façade and lastly, a vegetated tiered amphitheater on the south building façade is available for use by the shelter residents.

In addition to these areas, LUC 20.20.455I.4 a – c are also applicable to a homeless services uses common spaces:

a. Homeless Services Uses in General.

- i. Adequate toilet, bathing, sleeping, laundry and storage facilities to meet the demands anticipated by the homeless population that is proposed to be served.
- ii. Access to WiFi for occupants of the homeless services use..
- iii. Recycling and solid waste collection facilities to meet the requirements of LUC 20.20.725, and any additional demands anticipated by the homeless population that is proposed to be served.
- iv. Designated smoking areas located a minimum of 25 feet from perimeter property lines.
- v. Front desk staff provided during operating hours for each homeless services use.
- vi. Designated and dignified privacy areas to meet the demands of the anticipated homeless population that is proposed to be served (e.g., lactation rooms, medical/counseling rooms, caseworker consultation spaces, etc.).
- vii. A permanent address and mailroom to meet the demands anticipated by the homeless population that is proposed to be served.
- viii. A final safety and security plan updated to incorporate input and comments received on the plan from the Bellevue Police Department.

Finding: CFH has complied with the LUC by providing a 100 bed shelter with supportive spaces such as laundry, respite, counseling and storage rooms, for their residents. The facility will also comply with the International Building Code (IBC) for life/safety standards with review of its submitted Building permits. Residents associated with this facility will be able to utilize the site address to receive mail. Additionally, desk staff for CFH will be available to residents during normal business hours and weekends. As noted in Section IV.A above, the men's shelter has a solid waste and recycling area at its west elevation. Review and acceptance by Republic Services of the proposed locations were conducted during the MDP review.

b. Day Services Center Use. Access to electrical outlets to meet the demands anticipated by the homeless population that is proposed to be served.

Finding: Electrical outlets have been placed throughout day center to meet the conditions of 20.20.455 Sections I .4.(b). CFH evaluated the anticipated day center demands based on current use and will provide roughly 50 outlets including a dedicated charging station. However, CFH is also conducting a further evaluation to provide additional outlets at the underside of the counters in the dining/ multi-purpose area which are not yet reflected in CFH's electrical plans. To ensure that there are adequate outlets for the day center, see Section XIV.C for related condition.

c. Permanent Overnight Shelter.

1. Permanent overnight sleeping accommodations that do not exceed 100 beds.
2. A dedicated electrical outlet for every occupant of a permanent bed.

Finding: Electrical outlets have been placed throughout the bunk room to meet the conditions of 20.20.455 Sections I . 4. (c). CFH will provide more than 100 outlets in the bunk room along the exterior walls as noted on Sheet E302 of 21-108248 BG of their submitted permit.

XIII. Recommendation of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services Department does hereby **RECOMMEND APPROVAL WITH CONDITIONS of the Process I Conditional Use Permit**. Additionally, per LUC 20.20.455.H.6, CFH will be required to file the conditions of approval in Section XIV with King County Records and Elections prior to Certificate of Occupancy for this homeless services use. **See Section XIV.D for related conditions for Recording.**

Vested Status of CUP Approval: The vested status of the CUP approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two-year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

XIV. Conditions of Approval

A. GENERAL CONDITIONS

- 1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:** The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425/452-7860
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Ryan Miller	425/452-2065
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425/425-4294
Bellevue Utilities Code - BCC Title 24	Mark Dewey	425/452-6179
Construction Codes - BCC Title 23	Bob Snyder	425/452-4475
Land Use Code - BCC Title 20	Antoinette Pratt	425/452-5374
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
Uniform Fire Code - BCC 23.11	Derek Landis	425/452-4112
Bellevue Police Department	David Sanabria	425/452-2821

- 2. Signs:** A separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.

Authority: BCC 22B.10.040.B.1,2
Reviewer: Antoinette Pratt, Land Use

- 3. Land Use Exemption (LUX):** If the applicant revises the building materials, details or colors for this proposal, the revision shall be processed via the LUX process for Development Services Department review and approval.

In addition to the above, the mural art proposed for the south building façade is undefined at this time. CFH will need to apply for a Land Use Exemption (LUX) once a mural design is agreed upon for staff review and approval.

Authority: LUC 20.30B.170
Reviewer: Antoinette Pratt, Land Use

- 4. Preliminary Design, Utility Codes and Engineering Standards:** Utility Department approval of the design review application is based on the conceptual design only. Minor changes to the site layout may be required to accommodate the utilities after land use design review is approved. The water, sewer, and storm drainage systems are required to be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department construction plan review, approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project and is required to be approved, constructed and accepted prior to any Certificate of Occupancy granted for project buildings. Water, sewer and storm easements will be required for the site.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities

- 5. Vehicular Access and Turning Restrictions:** There are currently no new turning restrictions required for the access on SE Eastgate Way however, the City may restrict left turns in the future based upon traffic safety.

Authority: BCC 14.60.150
Reviewer: Ryan Miller, Transportation

- 6. Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted on SE Eastgate Way.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Ryan Miller, Transportation

- 7. Air Pollution from Construction Vehicles and Equipment:** Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

Authority: State Environmental Policy Act, Bellevue City Code, 23.76, Revised Code of Washington 46.61.655
Reviewer: Antoinette Pratt, Land Use

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

- 1. Right of Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30

Reviewer: Tim Stever, ROW

- 2. Clearing and Grading Permit:** The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the design review application. Approval of this design review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

Authority: BCC 14.60.090

Reviewer: Savina Uzunow, Clearing and Grading

- 3. Construction Hours:** Normal hours for construction related noises are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No deliveries shall be scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction related noise limitations contained in the Noise Control Code may possibly be granted pursuant to 9.18.020C.1 for work which cannot be undertaken during exempt hours. No blanket exemption exists. Allowances for short term work outside of normal hours for construction related noise shall be limited and will be reviewed on a case by case basis through a separate noise permit to verify necessity and compliance with exemptions that are allowed through BCC 9.18.040.

Authority: BCC 9.18.040

Reviewer: Antoinette Pratt, Land Use

- 4. Transportation Infrastructure Improvements and Civil Engineering Plans:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with

the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Transportation Infrastructure Improvements that were levied under 20-112403-LP for the MDP are required to be completed prior to CFH receiving any form of Certificate of Occupancy:

- SE Eastgate Way street improvements for the length of the Campus
 - Construct a 2-ft wide buffer
 - Construct a 5-ft wide WVB bicycle lane
 - Construct new concrete curb and gutter
 - Construct a 5-ft wide planter with spray irrigation from a private water source. Ground cover, street trees, root barrier, and soil preparation is required to meet Bellevue Standards
 - 6-ft wide clear width concrete sidewalk.
- There is an existing vehicular barrier of SE Eastgate Way that shall be required to be removed. Any previous wall or barrier shall be removed a minimum of 4-ft below grade.
- All of the frontage improvements shall be constructed at the grade of SE Eastgate Way and no part shall be installed above or below the public road.
- Street lighting is required to meet Bellevue Standards.
- Sidewalks, Driveways, and ADA Ramps shall be ADA compliant and meet all City Standards.
- The project shall be relocated and remove the existing signal and service cabinets as needed to install the required frontage improvements.
- Installation of conduit is required for the length of the project per the concrete sidewalk standard detail.
- Mountable curb with traffic rated sidewalk will be required in the SE corner of the project to allow infrequent maintenance access to existing easement holders.
- Horizon Housing Alliance Affordable Housing shall provide an access easement to the CFH Permanent Men's Homeless Shelter to provide the landlocked parcel access to SE Eastgate Way.
- Horizon Housing Alliance Affordable Housing shall provide an access easement for the parking lot that fulfills circulation, trash pickup, and loading requirements of the CFH Permanent Men's Homeless Shelter.
- The permanent Men's Homeless Shelter shall construct portions of the parking lot and drive aisles within the access easement from Horizon Housing Alliance Affordable Housing to fulfill their requirements for access to SE Eastgate Way, circulation, trash pickup, and loading if they construct first with phase two. If Phase three is constructed first that project shall complete all parking lot and drive aisles including those to SE Eastgate Way as shown on their property in the approved MDP plans.

1. The Americans with Disabilities Act (ADA)

- a. ADA requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New

curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations. All new and existing junction boxes shall have non-slip lids installed. All new and existing junction boxes shall have foundry applied non-slip lids within the public sidewalk.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

2. No soil nailing or shoring is allowed under a street right of way or sidewalk/utility easement or multi-use easement without an indemnification agreement that protects the city.
3. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
4. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
5. The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans
6. A dedicated channelization and signage plan is required.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations

from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act

Reviewer: Ryan Miller, Transportation

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

- 1. Transportation Impact Fee:** Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit for the phase in which the buildings are removed. If any credit remains, it may be applied to the next phase permitted. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

This project does appear to meet traffic impact fee exemptions as listed in the Bellevue City Code. The CFH Shelter project will be required to provide documentation to support the identified exemption prior to issuance of any building permits. Some exemptions may also require a signed agreement with the City that will need to be completed and recorded.

Authority: BCC 22.16

Reviewer: Ryan Miller, Transportation

- 2. Building and Site Plans – Transportation:** The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241

Reviewer: Ryan Miller, Transportation

- 3. Existing Easements:** There are several existing easements on the site including those with overhead transmission lines on the east, the Olympic pipeline on the east, and slope/drainage easements in the SW corner of the project. Any easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100

Reviewer: Ryan Miller, Transportation

- 4. Easements:** Horizon Housing Alliance Affordable Housing shall provide an access easement to the CFH Permanent Men's Homeless Shelter to provide the landlocked parcel access to SE Eastgate Way.

Horizon Housing Alliance Affordable Housing shall provide an access easement for the parking lot that fulfills circulation, trash pickup, and loading requirements of the CFH Permanent Men's Homeless Shelter.

Authority: BCC 14.60.100
Reviewer: Ryan Miller, Transportation

5. **Transportation Management Program:** The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

Authority: BCC 14.60.070; 080
Reviewer: Ryan Miller, Transportation

6. **Electrical Outlets – Day Center:** CFH has evaluated the anticipated day center demands based on current use and will provide roughly 50 outlets including a dedicated charging station. However, CFH shall conduct a further evaluation to provide additional outlets at the underside of the counters in the dining/ multi-purpose area to ensure wide accessibility to said outlets.

Authority: LUC 20.20.455.I.4.b
Reviewer: Antoinette Pratt

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements must be constructed by the applicant, inspected by the Transportation Department inspector, and accepted by the Transportation Review Engineer.

All existing streetlight and traffic signal apparatuses affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Ryan Miller, Transportation

2. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be based upon the pavement restoration classification at the time of pavement restoration.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Ryan Miller, Transportation

3. **Implement the Transportation Management Program:** The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

Authority: BCC 14.60.070, 14.60.080
Reviewer: Ryan Miller, Transportation

4. **Recording of Conditions of Approval:** CFH shall file the conditions of approval as noted in Section XIV of this report with King County Records and Elections prior to Certificate of Occupancy for this homeless services use.

Authority: LUC 20.20.455.H.6
Reviewer: Antoinette Pratt, Land Use

5. **Parking Lot Signage:** Parking lot signage and pavement markings shall be provided throughout the parking lot along with designated areas for staff and visitor parking.

Authority: LUC 20.20.590.F.2
Reviewer: Antoinette Pratt, Land Use

6. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, Land Use

7. **Landscape Maintenance Device:** The applicant shall file with DSD a landscape maintenance assurance device for a one-year period from the date of final inspection in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, Land Use

8. **Interior Noise Levels:** The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met.

Authority: BCC 9.18
Reviewer: Antoinette Pratt, Land Use

9. **Boundary Line Adjustment:** Prior to occupancy, CFH shall be required to submit for City of Bellevue review and approval a Boundary Line Adjustment between Lots 2 and 3, which shall provide a minimum 25 feet of area from the south property boundary and the location of CFH's proposed smoking shelter.

Authority: LUC 20.20.455.I.4.a.iv
Reviewer: Antoinette Pratt, Land Use

E. CONDITIONS POST OCCUPANCY

1. **Crime Prevention Through Environmental Design (CPTED):** BPD has reviewed this proposal for compliance with CPTED principles and determined that they comply with plans that support safety and security regarding natural surveillance, territorial behaviors and natural access controls. CFH shall be responsible for maintaining these items because CPTED is not a one-time evaluation. Evaluation of vegetation and lighting shall continue to take place post-construction. CFH shall address any issues identified by BPD. CFH shall upkeep the facility and grounds around the facility, including controlling vegetation and maintaining lighting levels so that areas remain visible. Few undesignated places shall exist for people to hide from public view, and cameras are not blocked.

Authority: LUC 20.20.455.G.4 (Table)
Reviewer: Captain Sanabria, BPD

2. **Video Surveillance:** CFH shall retain video surveillance footage for 30 days and make it available to the Police Department as necessary to support an active threat incident or investigation of a criminal matter.

Authority: LUC 20.20.455.G.4 (Table)
Reviewer: Captain Sanabria, BPD

3. **Communication:** Communicate with neighbors and provide regular updates on the shelter's internet site and provide contact information for staff on this website as well.

Authority: LUC 20.20.455.G.3.e
Reviewer: Antoinette Pratt, Land Use

4. **Performance Metrics and On-Going Operations:** Prioritize the review and refinement regarding performance metrics and ongoing operations with CFH Advisory Committee (after end of GNAAC), posting metrics online annually on the shelter's website.

Authority: LUC 20.20.455.F.2.g.xiii
Reviewer: Captain Sanabria, BPD and Antoinette Pratt, Land Use

5. **Parking Lot Monitoring:** Monitor parking lot for non-permitted car camping and to limit abandoned vehicles on-site to maintain clear visibility through the site. Additionally, provide signage stating, "No Loitering", "No Derelict Vehicles".

Authority: LUC 20.20.455.G.3.b
Reviewer: Antoinette Pratt, Land Use

6. **CFH Additional On-Going Operational Requirements:** CFH shall be required to maintain on-going operational requirements for the following items:

- Patrol of the perimeter areas, parking lot, smoking area and outside gathering areas every 30 minutes outside of sleeping hours.
- CFH will partner with its residents to patrol open spaces and surrounding vegetation to pick up trash and dispose of any stashed items around the property.
- CFH Staff will maintain a daily logbook of activity and incidents that occur at the shelter
- CFH will work with BPD to develop active threat plans for the building and surrounding property in the event of an active threat incident at the location.

Authority: LUC 20.20.455F.2.g and 20.20.455.I.4.a.viii
Reviewer: Antoinette Pratt, Land Use

Attachments

- A. Plans and Drawings
- B. Homeless Services Permitting Schedule
- C. GNAAC Agenda and Meeting Minutes
- D. Good Neighbor Agreement
- E. Director's Conclusions Regarding GNAAC Recommendations
- F. CFH's Conditional Use Permit Submission, Dated September 9, 2021